Hutto Crossing
Planned Unit Development

April 16, 2013

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1. GENERAL PROVISION

1.1. Title

This ordinance is known as “Hutto 465 Ac Tract Planned Unit Development Ordinance”, and may be cited as “Hutto 465 Ac Tract PUD” or “this PUD”.

1.2. Purpose and Intent

Hutto 465 Ac Tract PUD Ordinance is intended to encourage innovative planning and flexibility in land use, density, site planning and design for development of the 465-acre property. This PUD accommodates development with a mixed of uses, and allows a degree of flexibility in the application of standards and rules based the Unified Development Code of the City of Hutto.

Designation of a single use zoning district and application of standard development provisions would be too rigid for practical application on the unique and bifurcated property, challenged with difficult access constraints, including the abutting Union Pacific Railroad ROW, Brushy Creek and SH130.

This ordinance is enacted to promote the following:

- Promote good planning practice, design, architecture and urban design; and orderly land use
- Preserve open space and prevent overcrowding.
- Provide the physical infrastructure needed to serve city residents and visitors
- Secure safety from fire and other dangers, and provide for adequate sun, light and air.
- Merge rules governing land use and development into one accessible and comprehendible document for the property.

1.3. PUD Criteria

The PUD plan and development standards set forth in this Ordinance are consistent with the following criteria:

- The PUD would not adversely affect property near the site, and it achieves the benefits of an improved design
- The PUD will not adversely affect land with significant historical, cultural, recreational or aesthetic value
- The PUD will give benefits through providing City parkland, open space, harmonious design, and energy efficient site design
- The PUD will be served by adequate facilities including streets, fire protection, water and sanitation
- Architectural design, landscaping, hardscaping and signage parameters set forth in this PUD give evidence of compatibility with adjacent development and internal consistency of design.

1.4. Compatibility with Gateway Overlay

Hutto 465 Ac Tract PUD Ordinance acknowledges the design principles and intent of the Gateway Overlay District as stated in the Gateway Overlay intent statement. The PUD recognizes that the Gateway Overlay District goals set forth below are to be reflected in the PUD standards:

- Coordinate with ongoing planning efforts for the Hutto Gateway and to further goals, policies and objectives outlined in the Comprehensive plan.

- Ensure the integrity of the ongoing planning process so public discourse can take place involving affected property owners and city residents while still ensuring individual development proposals are consistent with Comprehensive plan goals, policies and objectives.

- Ensure new development incorporates the following:
  - Pedestrian-friendly environment with wide sidewalks, tree-lined streets, active shopfronts, short blocks and variety of uses
  - Variety of public gathering places such as squares and civic greens
  - Naturally calmed streets, shaded by rows of trees that allow for on-street parking
  - Streets and sidewalks that form a connected network, providing a variety of pedestrian and vehicular routes to any single destination in and out of the development
  - Variety of compatible uses, allowing people the opportunity to live, work and play near one another, including, specifically, residential uses above ground floor commercial uses, as appropriate
  - Opportunities for housing choice and variety, including attached and detached homes available for both rental and ownership
  - Buildings placed close to the local or internal collector streets, oriented to the sidewalk and street front, providing easy access for pedestrian activity
  - Building facades that create visual interest through horizontal and vertical articulation with windows, multiple entrances facing streets and sidewalks, and no blank walls
  - Parking located to the rear or side of buildings (to the extent practical)
  - Central Texas native landscaping and trees in parking areas and along bordering walkways
  - Protection and enhancement of the natural features of the site, using them as the framework in creation of any site plans
  - Internal principal ("main") street as part of the organization of development on the site
  - Development that does not turn its back on arterial streets (to the extent practical), but instead focuses on taming the street edge with element such as slip roads, landscaping and pedestrian-oriented features

1.4.1. General applicability and interpretation

Hutto 465 Ac Tract Planned Unit Development Ordinance applies to all regulations and other matters regarding land use and development of land within the PUD boundary, including zoning, subdivision, platting and urban design.

This ordinance is referenced to the "**Unified Development Code of the City of Hutto, Texas**" (amended 03-09-2012) in effect on the date of adoption of this ordinance, which may also be cited as the "UDC". In those cases where in conflict, this PUD shall take precedence over the UDC.

1.5. Severability

If a regulation, article, section, phrase, clause, term, word, or part of this PUD is considered invalid, it will not affect the applicability and enforceability of the remaining portions.

1.6. Amendments to Ordinance

Technical, site planning or engineering considerations that meet the intent of this PUD may call for minor deviations from the approved PUD. The Development Services Department may approve minor deviations if they promote flexibility in design and are consistent with the intent of the original PUD approval.

- An administrative approval is a ruling that would permit a practice that is not consistent with a specific provision of this Ordinance but is justified by the provisions of the Section 1.2 Intent and Purpose and Section 1.3 PUD Criteria above. The Development Services Department shall have the authority to approve or disapprove administratively a request for an administrative approval pursuant to regulations established by the Development Services Department and approved by the City Council. Where no specific criteria for granting of the modification are specified, an administrative approval may be granted only for a dimensional deviation of less than 10% of the specified standard.
- The request for an amendment to the PUD Ordinance shall not subject the entire application to public hearing, but only that portion necessary to rule on the specific issue requiring the relief.

1.7. Definitions

Definitions set forth in **Section 10.202 of the UDC**, including general abbreviations, terms, definitions and conditions for use indicated throughout this ordinance shall apply to this PUD.

1.8. Development Review Process

The development review process for property within the boundary of this PUD shall comply with the **Section 10.203 the UDC**, except that applications under this PUD shall be eligible to utilize the following by right:

- Applications shall be processed with priority over those under the existing conventional zoning code or the UDC, including those with earlier filing dates.

1.9. Vested Development Rights

The effective date and expiration of vested development rights for property within the boundary of this PUD shall comply with **Section 10.204 the UDC**.

1.10. Reviewing and Administration Parties

The reviewing and administrative parties, their responsibilities and processes established in **Section 10.208 of the UDC** shall apply for development of this PUD.

1.11. Interpretation

Interpretation of this PUD shall follow the procedures established in **Section 10.209 of the UDC**.

2. DEVELOPMENT PLAN

2.1. Permitted Uses in the PUD

Permitted uses within the boundaries of the PUD are as follows:

2.1.1. Residential Uses

2.1.1.1. Single household detached, village, and zero lot line

The single household use is a setting for single household residential development of a medium density detached, village or zero lot line character, with support facilities and services that are compatible with single household residences. Density may range from four to eight dwelling units per acre, depending on the context of the development.

2.1.1.2. Two to four household

The two to four household use is a setting for two household, three household and four household residential structures of a medium density, suburban and village character, along with support facilities and services that are compatible with residential areas. Density may range from eight to 14 dwelling units per acre, depending on the context of the development.

2.1.1.3. Single Household attached (Townhouse and condominium)

The single household attached use is a setting for townhouse and condominium attached residential structures of a medium density character, along with support facilities and services that are compatible with a range of residential areas. Density may range from six to 20 dwelling units per acre, depending on the context of the development.

2.1.1.4. Multiple unit household

The multiple unit household use is a setting for development of multi-unit residential structures and developments, such as apartment and condominium complexes, garden and courtyard multifamily residential buildings, and residential loft buildings. Density may range from 14 to 25 dwelling units per acre, depending on the context of the development.

2.1.2. Commercial and retail use

2.1.2.1. Commercial and retail use

The commercial and retail use is a setting for low to mid intensity retail uses, offices and personal services intended to serve residents of a neighborhood and surrounding community. Additionally, commercial and retail use is a setting for development of a wide range of retail uses, offices and personal and business services. Commercial and retail use should be clustered at locations accessible to the community. Site and building design standards are intended to encourage high quality development, promote internal and external pedestrian connectivity, and prevent potential harm to adjacent residential uses.

2.1.3. Industrial Uses

2.1.3.1. Light industry

Light industry use is composed of land and structures used primarily to provide space for commercial enterprises involved in research and development, light manufacturing, packaging, warehousing, distribution, and skilled mechanical trades. Light industry uses should be grouped together in large, contiguous areas, close to transportation facilities, well separated or buffered from low density residential areas.

2.1.4. Recreational Uses

2.1.4.1. Recreation use

The recreation use accommodates recreation and resort uses that take advantage of the land, encourages large outdoor recreation uses that could not easily be provided in the already urbanized portions of the area, and permits commercial and service uses connected with recreational activities. Recreation use should be generally separated or buffered from low density residential areas.

2.2. Use Descriptions and Standards

Refer to **Sections 10.306 – 10.311 of the UDC** for definitions of uses and standards for residential uses, commercial and retail uses, industrial uses, institutional and civic uses, temporary uses and accessory uses permitted in the PUD.

2.2.1. General performance standards

The general performance standards for property within the boundary of this PUD shall comply with **Section 10.312 the UDC**.

2.2.2. PUD uses

Permitted uses set forth in this section 2.2.2 in the PUD must conform to **Exhibit A, PUD Development Plan.**

2.2.2.1. Permitted Use table abbreviations

	Context
X	Permitted use permitted by right, subject to conditions and performance standards for the use. All permitted uses are subject to conditions set forth in **Section 10.202 of the UDC**.
-	Not a permitted use

Permitted Uses

2.2.2.2 Residential Uses

Residential Uses	DevAreaA	DevAreaB	DevAreaC	DevAreaD
Assisted living facility	X	X	X	X
Boarding and rooming house	-	-	-	-
Dwelling: live-work	X	X	X	X
Dwelling: accessory unit	X	X	X	X
Dwelling: manufactured	-	-	-	-
Dwelling: multiple unit	X	X	X	X
Dwelling: single household attached	X	X	X	X
Dwelling: single household detached	-	X	X	X
Dwelling: single household village	-	X	X	X
Dwelling: single household zero lot line	-	X	X	X
Dwelling: two to four household	-	X	X	X
Group home	-	-	-	-
Halfway House	-	-	-	-
Independent living facility	X	X	X	X
Manufactured home park	-	-	-	-
Nursing home	X	X	X	X

2.2.2.3 Commercial and Retail Uses

Commercial and retail uses	DevAreaA	DevAreaB	DevAreaC	DevAreaD
Adult oriented use	-	-	-	-
Bakery: retail	X	X	X	X
Bank	X	X	X	X
Campground, recreational vehicle park	-	-	-	-
Car wash	-	-	-	-
Club/lodge facility	X	X	X	X
Convenience store	X	X	X	X
Convenience store: with gasoline sales	X	X	X	X
Day care: child (1-6 children)	X	X	X	X
Day care: child (greater than 6 children)	X	X	X	X
Day care: adult (1-4 persons)	X	X	X	X
Day care: adult (greater than 4 persons)	X	X	X	X
Day care: pet	X	X	X	X
Day labor agency	-	-	-	-
Entertainment facility, theater	X	-	X	X
Farm product sales	X	X	X	X
Food catering	X	X	X	X
Funeral home	X	-	X	X
Gas station	X	-	X	X
Grocery store	X	X	X	X
Indoor recreation facility	X		X	X
Instructional facility	X	X	X	X
Kennel	-	-	-	-
Large item sales and rental: class 1	X	-	X	X
Large item sales and rental: class 2	X	-	X	X
Lodging establishment	X	X	X	X
Lodging establishment: bed and breakfast	X	X	X	X
Manufactured home sales	-	-	-	-
Nightclub	X	-	X	X

Commercial and retail uses	DevAreaA	DevAreaB	DevAreaC	DevAreaD
Office: medical	X	X	X	X
Office: professional	X	X	X	X
Outdoor recreation facility	X	X	X	X
Personal and business service shop	X	X	X	X
Print shop	X	X	X	X
Restaurant, bar	X	X	X	X
Retail store (no more than 10,000 sq. ft.)	X	X	X	X
Retail store (greater than 10,000 sq. ft.)	X	-	X	X
Special services	-	-	-	-
Travel plaza, truck stop	-	-	-	-
Vehicle auction	-	-	-	-
Veterinary clinic	X	X	X	X

2.2.2.4 Industrial Uses

Industrial uses	DevAreaA	DevAreaB	DevAreaC	DevAreaD
General industrial use	-	-	-	-
Heavy industrial use	-	-	-	-
Junkyard	-	-	-	-
Light industrial use	-	-	X	X
Research laboratory	-	-	X	X
Self-storage facility	-	-	-	-
Trade use	X	-	X	X
Vehicle minor repair facility	X	-	X	X
Vehicle major repair facility	-	-	-	-
Vehicle storage facility	-	-	-	-
Warehouse and distribution facility	-	-	X	X

2.2.2.5 Institutional Uses

Institutional and civic uses	DevAreaA	DevAreaB	DevAreaC	DevAreaD
Amenity center	X	X	X	X
Aquatic facility	X	X	X	X
Athletic facility	X	X	X	X
Cemetery	-	-	-	-
Community facility	X	X	X	X
Golf course	-	-	-	-
Hospital	X	-	X	X
Park	X	X	X	X
Park and ride lot (as principal use)	X	-	X	X
Place of worship or assembly	X	X	X	X
Public utility substation	X	X	X	X
School: no more than 5 students	X	X	X	X
School: at least 6 students	X	X	X	X
Transit station	X	-	X	-

2.2.2.6 Temporary Uses

Temporary uses	DevAreaA	DevAreaB	DevAreaC	DevAreaD
Construction equipment storage lot	-	-	X	X
Construction field office	X	X	X	X
Garage sale	X	X	X	X
Model home / lot sales	X	X	X	X
Portable storage container	X	X	X	X
Temporary building	-	-	X	X

2.2.2.7. Accessory uses

Accessory uses and structures are intended to allow property owners the full use of their property while maintaining the character of the surrounding area. Accessory uses and structures must be built and used only for purposes that are secondary and normal to the principal use of the property and must be placed on the same lot with the principal use.

Accessory uses	**DevAreaA**	**DevAreaB**	**DevAreaC**	**DevAreaD**
Antenna, radio hobbyist ≤max ht in district	X	X	X	X
Antenna, radio hobbyist ≥ max ht in district	-	-	-	-
Antenna, non-residential: ≤ 15 ft. above roofline	X	X	X	X
Antenna, non-residential use: other	X	X	X	X
Wireless facility: attached	X	X	X	X
Wireless facility: concealed	X	X	X	X
Wireless facility: freestanding	-	-	-	-
Donation drop-off box	X	X	X	X
Drive through facility	X	X	X	X
Home occupation	X	X	X	X
Residential accessory structure	X	X	X	X
Satellite dish	X	X	X	X
Swimming pool	X	X	X	X
Vending machine (outdoor)	X	X	X	X
Free-standing cisterns	X	X	X	X
Wind energy system	X	X	X	X

2.2.3. Applicability and enforcement

2.2.3.1. New and undefined uses

As commerce and technology evolve, new types of land uses will develop and forms of land use not anticipated may seek locations in the city. To provide for contingencies, Development Services staff will consider the appropriateness of an undefined use in this PUD. Approval criteria include:

- Impacts of the use, including externalities and use of public services and infrastructure
- The use is similar in nature and impact to a use listed and defined as a permitted use in the PUD
- The use is not similar in nature and impact to a use defined and listed as a prohibited use in the PUD, or prohibited in the PUD but permitted in a different district
- The use conforms to the intent of this PUD
- The interpretation does not lower the protection given to the public by this PUD
- The use does not have the potential to create a dynamic that would harm the vitality or future development potential of surrounding commercial, industrial and residential areas
- Performance standards and conditions for uses similar in nature and impact are also considered

If Development Services staff finds the proposed land use is not appropriate for the district, the applicant may appeal the decision to the City Council within 30 days of determination.

2.3. Use Specific Design Standards

2.3.1. Large item sales and rental (Class 1, 2, and 3)

2.3.1.1. Architecture

Separate structures (service building, car wash, used car sales building, etc.) on the site must share architectural detail and design elements to provide a cohesive project site.

Vehicle service areas and bays must be screened or sited so they are not visible from the street.

Garage doors cannot face the street.

Garage doors must be integrated into the overall design theme of the site with color, texture, and windows.

2.3.1.2. Parking, circulation, and stacking

Vehicle display parking and inventory areas are not exempt from site planning standards.

Large expanses of concrete or asphalt must be avoided. Unrelieved pavement in vehicle display areas and other areas often visited by customers must be limited by using landscaping, contrasting colors and banding or pathways of alternate paver material.

Vehicle/pedestrian conflict points must be clearly defined with textured and colored pavement or brick pavers.

Service areas must provide adequate stacking space that does not impede vehicle circulation through the site or result in vehicles stacking into the street.

2.3.1.3. Landscaping

Vehicle display parking and inventory areas are not exempt from landscaping standards.

Inventory cannot be stored, parked or displayed in landscape areas.

2.3.2. Vertical mixed use

2.3.2.1. Definition

A single building containing more than one type of land use; or a single development of more than one building and use, where the different types of land uses are in close proximity, planned as a unified complementary, cohesive whole. Vertical mixed use buildings are building where two or more different uses occupy the same building usually on different floors, for instance, retail on the ground floor and office and/or residential uses on the second and/or third floors.

2.3.2.2. Applicability

Vertical mixed use buildings and development containing residential uses permitted in table 2.2.2.2 and commercial and retail uses permitted in table 2.2.2.3 are permitted in designated areas conforming to **Exhibit A, PUD Development Plan.**

Exhibit A- PUD Development Plan

3. Site Design Standards

3.1. General Standards

3.1.1. Utilities

3.1.1.1. Utility lines

All new utility service lines must be placed underground. Transmission lines are exempted.

3.1.1.2. Utility boxes

- Utility boxes must be as small as practical.
- Utility boxes greater than 2 ft. tall cannot be placed in the clear vision area, or interfere with use of streets, alleys, sidewalks, and bicycle paths.
- Utility boxes in the front yard on a block must be painted a uniform earth tone color.

3.1.2. Lot dimensions and area

Required lot dimensions and area are as follows:

	Single Family									
	Detached	Detached alley load, cul-de-sac or detached garage	Zero Lot Line	Village	Two-to-Four Unit	Single Family Attached	Multifamily	Vertical Mixed Use; Institutional	Commercial and Retail	Industrial
Lot area (min)	5,175 sq. ft.	5,500 sq. ft.	4,950 sq. ft.	4,500 sq. ft.	4.500 sq. ft.	1,500 sq. ft. per unit	20,000 sq. ft.	10,000sq. ft.	10,000sq. ft.	43,560 sq. ft. (1 ac)
Lot width at building line (min)	45 ft.	45 ft.	45 ft.	45 ft.	45 ft.	20 ft.	100 ft.	75 ft.	75 ft.	100 ft.

- Flag lots must have at least 30 ft. frontage along a public right-of-way.

3.1.3. Building envelope

3.1.3.1. General

If there is a conflict among the setback and landscape/bufferyard standards in this PUD when applied to a certain site, the setbacks set forth in this section will apply.

3.1.3.2. Primary and accessory structures

Default bulk standards for primary and accessory structures are as follows:

	Single Family			Two-to-Four Unit	Single Family Attached	Multifamily	Vertical Mixed Use; Institutional	Commercial and Retail	Industrial
	Detached	Zero Lot Line	Village						
Front yard (min)	15 ft.	15 ft.	15 ft.	15 ft.	15 FT	15 ft.	5 ft.	10 ft.	25 ft.
Front yard on loop lane (min)	15 ft.	10 ft.	10 ft.	n/a	n/a	n/a	n/a	n/a	n/a
Front yard: garage door (min)	20 ft.; 20 ft. side load	20 ft.; 20 ft. side load	20 ft.; 20 ft. side load	20 ft.	20 ft.; 20 ft.	25 ft.	20 ft.	25 ft.	25 ft.
Side yard (min)	5 ft.	0 ft. one side, 12 ft. other	5 ft.	5 ft.; 0 ft. for common walls	5 ft.; 0 ft. for common walls	15 ft.	0 ft. for common walls or 10 ft.; 50 ft. from existing residential uses	0 ft. for common walls or 10 ft.; 50 ft. from existing residential uses	0 ft. for common walls or 10 ft.; 50 ft. from existing residential uses
Rear yard (min)	15 ft.	10 ft.	15 ft. (house and garage)	15 ft.	15 ft.	25 ft.	25 ft.; 50 ft. from existing residential uses or building height	25 ft.; 50 ft. from existing residential uses or building height	25 ft.; 50 ft. from existing residential uses
Side and rear yard for accessory building (min)	5 ft.	5 ft.	5 ft.	5 ft.; 0 ft. for common walls	5 ft.	15 ft.	Same as main building	Same as main building	Same as main building
Spacing between buildings (min)	10 ft.	10 ft.	10 ft.	10 ft.; 0 ft. for common walls	10 ft.; 0 ft. for common walls	20 ft.	0 ft. for common walls or 20 ft.	0 ft. for common walls or 50% height of taller building, at least 20 ft.	0 ft. for common walls or 50% height of taller building, at least 20 ft
Building height (max)	35 ft. / 2.5 stories	35 ft. / 2.5 stories	35 ft. / 2.5 stories	35 ft. / 3 stories	3 stories	3 stories	3 stories; 5 stories along US 79 and FM 685	3 stories; 5 stories along US 79 and FM 685	3 stories
Building height, accessory (max)	15 ft.	15 ft.	15 ft.	15 ft.	15 ft.	15 ft.	15 ft.	15 ft.	15 ft.

Accessory structures are prohibited between the front building line of the primary building and the public right-of-way.

The cumulative gross floor area of all accessory structures on the site may be no more than 25% of the yard where they are located.

Accessory structures must be placed at least 10 ft. or a distance equivalent to their height from primary structures on a site, whatever is lesser.

Building permitting and setback standards do not apply to accessory structures no more than 20 sq. ft.

Required buffer yards may result in larger required setbacks.

3.1.4. Riparian setbacks

Minimum structural setbacks from riparian areas (edge of 100-year floodplain or delineated wetlands), wherein structures are defined as substantial impervious cover improvements, are:

- Watercourses draining an area at least 0.5 square mile and having a defined bed and bank, designated 100 year flood plains, and Category 3 wetlands: 0 ft.
- Watercourses draining an area of 0.5-20 square miles, and Category 2 wetlands: 5 ft.
- Watercourses draining an area of greater than 20 square miles, and Category 1 wetlands: 10 ft.

3.1.5. Setback encroachment and exceptions

These uses and structures may encroach into a yard or required setback as follows.

Type of structure or use	Residential uses	Non-residential uses
Air conditioning equipment	Any part of the side and rear yard	n/a
Arbors and trellises	Any yard, at least 5 ft. from neighboring PL	
Awnings	no more than 3 ft. into front, side or rear setback; may hang over easements	no more than 6 ft. into front, side or rear setback; may hang over easements; may hang over public ROW with approval of City Council
Backflow prevention devices	Any part of the side and rear yard	Any yard on the site
Bay windows, chimneys, entry vestibules less than 8 ft. wide and less than 33% of the wall length, overhanging eaves	no more than 3 ft. into any setback	
Newspaper vending boxes, pay telephones	n/a	Any yard on the site; property must be occupied by a principal building
Open deck and covered patio in which the finish grade is greater than 5 ft. above grade	at least 5 ft. into rear setback, if area underneath is left unscreened/unenclosed	n/a
Open deck and covered patios in which the finish grade is no more than 5 ft. above grade	No more than 10 ft. into rear setback	n/a
Ramps and other access devices required by the ADA.	Any yard on the site	
Retaining walls	Any yard on the site	
Satellite dishes at least 1m in diameter	Side and rear yard, at least 10 ft. from PL	

Encroachments across property lines, into the public right-of-way, or into utility, drainage, access, conservation or riparian easements are prohibited.

3.1.6. Buffer yard

3.1.6.1. Buffer yards between lots

Buffer yards planted and/or screened in conformance to landscape and fencing standards in this PUD, are required between lots as follows.

Proposed development	Adjacent development				
	Residential 1-4 Units	**Residential 4+ Units**	**Vertical Mixed Use, Institutional**	**Commercial and Retail**	**Industrial**
Residential: 1-4 Units	n/a	5 ft.	5 ft.	25 ft.	50 ft.
Residential: 4+ Units	5 ft.	n/a	n/a	n/a	50 ft.
Vertical Mixed Use, Institutional	10 ft.	10 ft.	n/a	n/a	25 ft.
Commercial and Retail	25 ft	10 ft.	n/a	n/a	25 ft.
Industrial	50 ft. + 6+ ft. tall masonry wall or 6+ ft. tall earthen berm(wall/berm and footage required)	50 ft. + 6+ ft. tall masonry wall or 6+ ft. tall earthen berm (wall/berm and footage required)	25 ft.	25 ft.	n/a
A 6ft+ tall masonry (brick, stone, decorative CMU, similar materials) wall or 6 ft. + tall earth berm may substitute for buffer yard up to 100 ft. in depth. Buffer yard depth must be landscaped per Section 3.5.					

3.1.6.2. Landscape buffer yards between parking lots and streets

Landscape buffer yards, planted per landscaping standards in Section 2.18, are required between a parking lot and a street as follows:

- SH 130 and FM 685: 10 ft. from right-of-way.
- Other streets: 5 ft. from right-of-way.

3.1.6.3. Landscape buffer yards elsewhere

Landscape buffer yards, planted per landscaping standards in Section 2.18, are required as follows:

- Development perimeter walls along a street between wall and sidewalk or right-of-way edge: 5 ft. from sidewalk or right-of-way.

3.1.7. Residential adjacency

3.1.7.1. Loading area screening

Off-street loading areas must be fully screened from view of residential uses. Wing walls, landscape screens, changes in building orientation, and/or other architectural elements must be used to buffer loading docks located no more than 150 ft. from a residential use, lodging establishment, nursing home or assisted living facility.

3.1.7.2. Vehicle intensive use screening

Wing walls, landscape screens, changes in building orientation, and/or other architectural elements must be used to buffer drive-through aisles and mechanical commercial uses when they are located no more than 150 ft. from a residential use, lodging establishment, nursing home or assisted living facility.

3.1.7.3. Vehicle service bays

Vehicle service bays and loading area garage doors must face away from residential uses, unless separated by a building or permanent architectural feature at least the height of the service bays. Walls separating service bays from a residential use must be masonry (stone, brick, decorative CMU, similar materials) with no openings.

3.1.7.4. Dumpster enclosures

Dumpster enclosures in nonresidential areas of the PUD must be located at least 50 ft. from a residential use.

3.2. Site Design

3.2.1. Siting and Orientation

3.2.1.1. One to Four Household, Attached Single Family Dwellings and Developments

3.2.1.1.1. Applicability

These standards apply to all development with residential uses other than multiple unit dwellings.

3.2.1.1.2. Building orientation

One and two household dwellings must be oriented where the front façade is parallel to and facing the street as much as possible, and not another dwelling on an adjacent lot. On corner lots, houses may face the corner of either fronting street.

3.2.1.2. Multiple Unit Household Development and Structures

3.2.1.2.1. Applicability

These standards apply to all residential development with multiple unit dwelling uses.

3.2.1.2.2. Building orientation

Buildings must be oriented towards the perimeter streets, or an internal drive or road network, rather than orientation only to internal parking lots.

3.2.1.2.3. Common open space

3.2.1.2.3.1. Common open space required

The minimum amount of common open space (as a percentage of net land area) for a multiple household development is 10%.

3.2.1.2.3.2. Common open space siting

Common open space must be amassed into meaningful, quality open spaces. Clustering of buildings is encouraged to minimize small, narrow, unassigned strips in front of and between buildings. Designated common open space may be in a natural, undisturbed state, landscaped for more formal courtyards or plazas, or developed for active or passive recreation.

Common open space land must be compact and contiguous to the maximum extent practicable, unless the land is used as a continuation of an existing greenway, trail, or other linear park, or unless specific topographic features require a different configuration.

Common open space must be reasonably accessible to all residents of the development.

3.2.1.2.3.3. Areas not considered as common open space

The following do not count towards required common open space:

- Private lots, yards, balconies and patios dedicated for use by a specific unit.
- Public right-of-way or private streets and drives.
- Parking areas and driveways for dwellings.
- Land covered by structures except ancillary structures associated with use of open space such as gazebos and picnic shelters.
- Designated outdoor storage areas.
- Land areas between buildings, and between building and parking lots or driveways, of less than 30 ft.
- Required perimeter setbacks.
- Detention/retention facilities, including drainage swales, unless for use as accessible and useable year-round community amenities for residents of the development (e.g., picnic areas, passive recreation areas, playgrounds, ponds for fishing and/or boating, walking trails, etc.).
- Wetlands that are saturated for greater than 50% of the year.

3.2.1.3. Non-Residential Sites of Structures

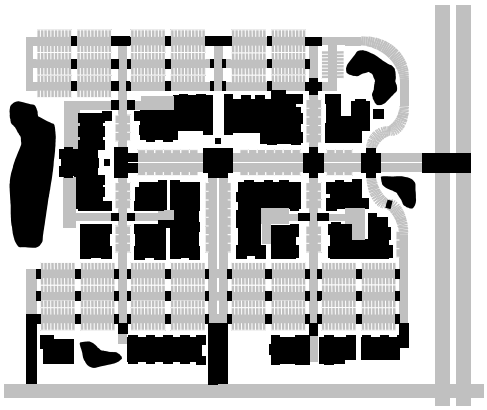
3.2.1.3.1. Applicability

These standards apply to all development with commercial and retail uses.

3.2.1.3.2. Orientation to streets

The primary façade and pedestrian entrance of a building must be oriented towards the public right-of-way when not facing an internal street or drive.

In shopping, commercial centers and developments with multiple buildings, buildings must be oriented towards either the perimeter streets or an internal drive or road network that orients buildings towards an internal street, rather than orientation only to internal parking lots.



Retail Village

3.2.1.3.3. Orientation to walkways

One main building entrance must open directly onto a connecting walkway with pedestrian frontage. Sides of a principal building facing a public street must have one or more customer entrances. When a principal building faces more than two public streets, this requirement will apply only to two sides.

3.2.1.3.4. Plazas

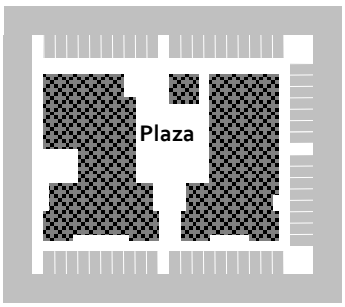
Commercial buildings must be placed in a way that creates plazas and/or pedestrian gathering areas that are large enough to encourage active pedestrian use and buffer pedestrians from traffic and circulation areas.

3.2.1.3.5. Views

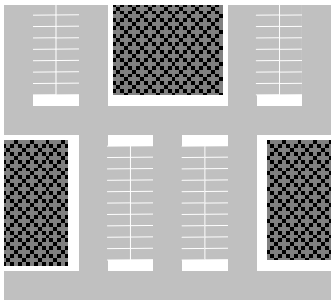
Commercial buildings must be oriented to promote views through and into each commercial development.

3.2.1.3.6. Clustering

Clustering of buildings in larger master planned and multiple building developments is required, to the greatest extent practical.



Do this: cluster buildings to create plazas and pedestrian gathering areas



Don't do this : separate buildings with parking lots

3.2.1.3.7. Building perimeter wall spacing from driving surfaces

Building walls must be placed at least 5 ft. from drive aisles and parking areas around the entire building perimeter. This buffer area may be breached for loading areas, drive-through windows and garage access.

3.2.1.3.8. Solar orientation

When building orientation to the east and west is unavoidable, landscaping, canopies, arcades, roof overhangs, or similar features must be used to shade facades and building walls that face into the summer afternoon sun to the greatest extent practical.

3.2.2. Sidewalks

3.2.2.1. Sidewalks required

Sidewalks in conformance to Section 4.8 and Section 4.9 must be provided along both sides of public or private street frontages to promote an active pedestrian environment and reduce potential conflicts.

3.2.2.2. Sidewalks required for use change

Sidewalks in conformance to Section 4.8 and Section 4.9 must be constructed along the public right-of-way adjacent to any lot that changes use. A Certificate of Occupancy for new construction will not be issued until the sidewalk is constructed and accepted by the city.

3.2.3. Internal Pedestrian Circulation

3.2.3.1. Applicability

The following standards apply to all development with residential uses with multiple unit dwellings, and commercial, retail and industrial uses.

3.2.3.2. Internal walkways

Internal walkways extending the full length of a building must be provided along all façades featuring a customer entrance and along all façades abutting public parking areas. Internal walkways must be placed at least 6 ft. or more from the façade or wall along at least 30% of its length, to provide opportunities for beds for foundation landscaping, outdoor seating and patios, and building articulation (except for storefronts where zero setback, i.e. no planting beds). Sidewalks are not required in service areas.

3.2.3.3. Pedestrian connectivity

Connecting walkways, at least 6 ft. wide for commercial development and at least 5 ft. for MF development, must link perimeter public sidewalks with building entries through parking areas, all points in the development, and buildings on adjacent parcels. Circulation patterns must be as obvious and simple as possible. All likely pedestrian routes must be considered to minimize shortcuts to the extent practical through parking and landscape areas.

3.2.3.4. Conflict points

Internal pedestrian walkways must be distinguished from driving surfaces by textured pavement or similar contrasting technique, to emphasize conflict points and enhance pedestrian safety.

Well-defined conflict point

3.2.3.5. Aggregation of plazas

Pedestrian areas and plazas shall be aggregated in high activity areas to the greatest extent practical, and not distributed in low impact areas such as building peripheries, areas behind blank walls, or where they are barely visible.

3.2.3.6. Orientation of plazas

Pedestrian areas and plazas shall be oriented to views of activities, architectural landmarks or useable open space wherever possible.

3.2.4. Public transit facilities

Commercial and residential developments that could generate high volumes of transit use must accommodate the potential for public transit facilities. If the development is in an existing transit service area, it must provide for an appropriately scaled transit facility; otherwise, the development must make accommodations for a potential future public transit facility.

Transit routes, access points and shelter locations should be addressed along streets in and on the perimeter of nonresidential projects. Bus stop areas and bus shelters must be placed close to significant clusters of buildings.

There must be an uninterrupted durable pedestrian path connecting transit stops and/or shelters with the nearest sidewalk or pedestrian path.

3.2.5. Service Areas

3.2.5.1. Applicability

These standards apply to all development with multiple unit residential dwellings, commercial, retail and industrial uses.

3.2.5.2. Orientation

Service entrances, loading docks, waste disposal areas and similar uses must be oriented toward service roads and away from the public right-of-way and residential areas, unless adequately screened.

Service areas cannot be placed where they will be readily visible from primary facades of adjacent buildings or where they will harm important or identified view corridors.

3.2.5.3. Screening

Service entrances, loading docks, waste disposal areas and similar uses must be screened from public streets, pedestrian gathering areas and primary entrances with fencing, walls and/or landscaping, with design compatible with the architectural theme of the host building.

Effective use of wing wall used to screen loading dock

3.2.5.4. Coordination of service area locations

Service area location must be coordinated with adjacent developments wherever possible to promote use of shared service drives.

3.2.5.5. Access routes

Service circulation in a development must be designed to provide safe movement for anticipated vehicles.

Fire lanes and routes for service, emergency and utility access must be clearly marked.

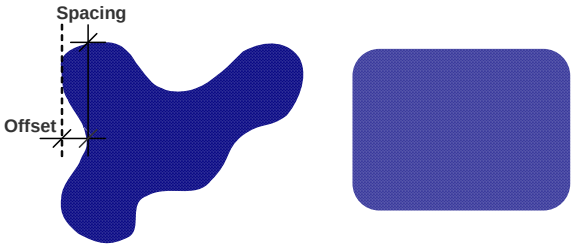
3.2.5.6. Gas tank bed pipes

Tank vent pipes must be screened, placed in an inconspicuous location and painted a dark color, or integrated into the building architecture.

3.2.6. Water Bodies and Retention Areas

3.2.6.1. Shape

Permanent wet retention ponds visible from a street or other public area must be designed to appear natural by having edge alignment offsets to the greatest extent practical.



Do this – provide offsets of at least 10' spaced at least 100' apart

Don't do this – basic rectangular wet retention pond

3.2.6.2. Project incorporation

Natural and manmade water bodies at least 20,000 sq. ft. that are placed next to a public right-of-way must be integrated into the overall design of a development in one of the following ways:

- Provide a walkway at least 5 ft. wide, with native tall trees on average 30 ft. centers and a bench and/or picnic table next to the water body every 150 ft.
- Provide a plaza or courtyard at least 200 sq. ft. with a bench and/or picnic table next to the water body.

3.2.6.3. Slope

Retention basins must be designed with at least 5:1 side slopes to 2 ft. below the normal water line.

Fenced retention basins will only be approved in extreme situations, and will be placed to the side and/or rear of the parcel as far from the public right-of-way as possible.

3.2.6.4. Fencing

Metal decorative fences may be used to fence manmade water bodies and retention basins.

3.2.7. Land Disturbance

New development should respect and maintain the natural topography on a site through sensitive site organization and minimizing land disturbance. Layout of new development should follow and respect the natural topography of the site to the maximum extent possible. Over lot grading to create a large level lot or site shall be limited to disturbed sites and in all cases minimized to the extent practical.

Extensive grading or unusual site improvements (e.g. large retaining walls) to force a preconceived design onto a particular piece of property is strongly discouraged. Berms, channels, swales, and similar man-made changes to the landscape must be designed and graded to be an integral part of the natural landscape and to provide a smooth transition in changes of slope.

3.3. Parking and Access

3.3.1. General standards

3.3.1.1. Applicability

Parking, access and design standards apply to all uses, unless otherwise stated. Vehicle display and storage areas at vehicle dealers, vehicle repair businesses and vehicle storage facilities, and areas intended for the storage or movement of vehicles on industrial sites are not exempt.

3.3.1.2. Large vehicles and equipment

Outdoor storage or overnight parking of semi-trucks, semi-trailers, and other vehicles having a gross vehicle weight rating of at least 17,000 pounds is prohibited in residential and commercial use areas. Exceptions are pickup trucks, personal recreational vehicles not being used for habitation, and vehicles associated with a business on a commercial site. Construction equipment may only be stored on lots in residential and commercial use areas while construction is permitted.

3.3.2. Access

3.3.2.1. Shared access

- Shared and master planned access, rearage roads and/or access easements across parcels will be required where considered necessary by Development Services staff and/or city engineer to minimize potential congestion, decrease accident potential and reduce the number of curb cuts and conflict points along a street.
- Commercial and individual development must be designed to provide for shared access with adjacent commercial and industrial parcels. Provisions must be made for connection of pedestrian and vehicle circulation systems with adjacent parcels.
- Property owners cannot block access to parking lot connections on adjacent parcels.
- Vehicular access easements from one lot to adjacent lots and for private driveways within a lot may be provided on the subdivision plat or by separate recorded instrument. Such access easements may be specifically defined or blanket access easements.

3.3.2.2. Curb cuts

- Curb cuts and ramps must be placed at convenient and safe locations. Curb cuts must be limited to the fewest necessary to provide workable access to a parking area.
- Driveways connections to public streets shall be designed to align with opposing driveways or be offset a minimum of 80 feet, measured from face of curb or edge of pavement to face of curb or edge of pavement.
- Curb cuts must be spaced at intervals of at least 250 ft., or at least 500 ft. along major arterials, unless this would prevent access to a separate property (not an outparcel) and a rearage road is not possible.
- When a parcel fronts on two different streets, or a street and a rearage road, the curb cut must be from the street with the lower functional classification.
- Curb cuts and ramps must avoid crossing or funneling traffic through loading areas, drive-through aisles and outdoor trash storage and collection areas.

3.3.2.3. Driveway throats

- Driveway throats to parking areas serving <50,000 sq. ft. of commercial, industrial or civic GFA accessing non-arterial streets must be at least 20 ft. long.

- Driveway throats to parking areas serving at least 50,000 sq. ft. of commercial, industrial or civic GFA, and those accessing arterial streets, must be at least 30 ft. long.
- Driveway throat length is measured from the right-of-way line.

3.3.2.4. Entry orientation

Entrance drives should align with focal points in a development such as landmark towers or landscape features, whenever practical.

3.3.2.5. Emergency access

Site design elements must reasonably accommodate access standards of emergency vehicles and services.

3.3.2.6. Service functions

Service functions must be integrated into the circulation pattern in a way that minimizes interaction with customer vehicles and pedestrians.

3.3.2.7. Connectivity for multi-family residential development

Multifamily residential development must not be planned as “pods”, isolated from surrounding development, but instead must be integrated into the larger grid of public streets and internal access driveways. Residential development with multiple unit dwellings must have pedestrian and vehicular connections to adjacent residential and commercial development.

3.3.3. Circulation

3.3.3.1. Circulation routes

- Circulation and parking areas in a development must be designed to be safe, efficient and attractive, considering use by all modes of available transportation.
- Parking lots must provide well-defined circulation routes for vehicles, bicycles and pedestrians.
- Circulation routes must focus on main entries and exits, and designate secondary access points.
- Redundant circulation cannot reduce land available for landscaping or walkways.
- Vehicle circulation paths must be designed and sited to calm traffic without the required need for vertical deflection devices such as speed bumps and humps. Horizontal deflection and psychological traffic calming (traffic circles, corner neckdowns, chicanes, tapers, landscape medians, small turn radii, decorative paving) is encouraged.

3.3.3.2. Safety and conflict points

Circulation areas must be designed so vehicles can proceed safely without posing a danger to pedestrians or other vehicles, and without interfering with parking areas. Standard traffic control devices and signs must be used to direct traffic where necessary.

To the maximum extent practicable, pedestrians and vehicles must be separated through walkways or sidewalks. Where complete separation of pedestrians and vehicles is not possible, landscaping, bollards, decorative paving, lighting and other permanent methods must be used to delineate pedestrian areas and other conflict points.

3.3.4. Parking Aisles

3.3.4.1. Aisle and curb cut dimensions

Access drive lanes and aisles must have the following widths (excluding added width from curb return areas) at the gutter line:

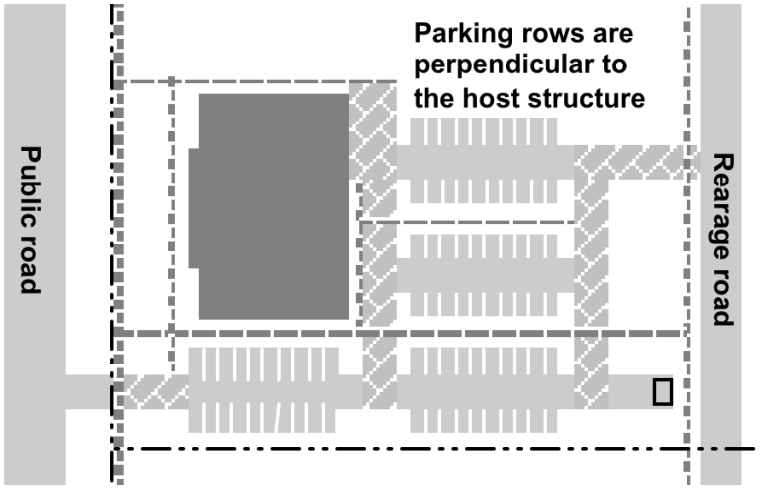
- Residential driveway: 8 ft. - 24 ft.
- Residential parking lot: 10 ft. - 14 ft. one way, 20 ft. - 24 ft. two-way
- Nonresidential parking lot to 99 spaces: 10 ft. - 14 ft. one way, 20 ft. - 24 ft. two-way
- Nonresidential parking lot 100 spaces or more: 10 ft. - 24 ft. one way, 24 ft. - 36 ft. two- way

Parking area aisles must have these minimum widths:

- Angle 0° / parallel to aisle: at least 12 ft. one way, at least 20 ft. two-way.
- Angle 30°: at least 11 ft. one way, at least 20 ft. two-way.
- Angle 45°: at least 13 ft. one way, at least 21 ft. two-way.
- Angle 60°: at least 18 ft. one way, at least 23 ft. two-way.
- Angle 90°: at least 24 ft.

3.3.4.2. Aisle orientation

In large parking lots, parking aisles must be oriented perpendicular to buildings where practical in order to minimize the need for pedestrians to walk parallel to moving cars and across landscaped areas.



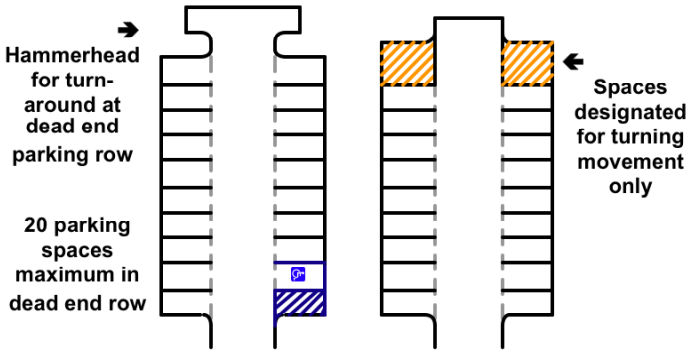
3.3.4.3. Mixture of angles and one-way and two-way aisles

Mixture of one-way and two-way parking aisles, or different degrees of angled parking in a parking area is prohibited, except when individual parking areas are separated by a landscape buffer at least 5 ft. wide, with limited access.

3.3.4.4. Dead end aisles

Dead end aisles must be avoided wherever possible. Where a dead end aisle is unavoidable, adequate space for unimpeded turn-around must be provided.

Dead end aisles may contain no more than 20 parking spaces.



3.3.4.5. Head-in/head-out and parallel parking from the public right-of-way

Parking areas larger than 12 spaces fronting on residential local street or lower must be designed so vehicles can leave without backing or fronting out onto a public street, or having to reenter a public street to access another aisle on the same lot. Driveways for single household dwelling units are exempted.

3.3.5. Stacking/Queuing Areas

3.3.5.1. Drive-through aisles

Off-street stacking lanes for drive-through aisles must be provided as follows:

Bank teller window, ATM: at least 60 ft. measured from teller, window or ATM.

Restaurant drive-through: at least 40 ft. measured from order box, at least 60 ft. between order box and first payment or pick-up window.

Other uses with drive-through windows (pharmacy, dry cleaners, etc.): at least 60 ft. measured from window.

Drive-through aisles must be physically separated from parking and circulation areas, and:

- Cannot interfere with the on-site parking and circulation for other vehicles on the site.
- Cannot interfere with on-site parking.
- Cannot result in traffic queuing into a drive aisle, adjacent property or street.

Drive-through aisles must be 10 ft. - 12 ft. wide.

Drive-through aisles, elements and windows cannot be on a street-facing side of the building.

3.3.5.2. Gas pumps

There must be at least 20 ft. space for one vehicle stacked behind the vehicle at the far end of a row of gas pumps, and room for other vehicles to bypass stacked vehicles at fueling areas.

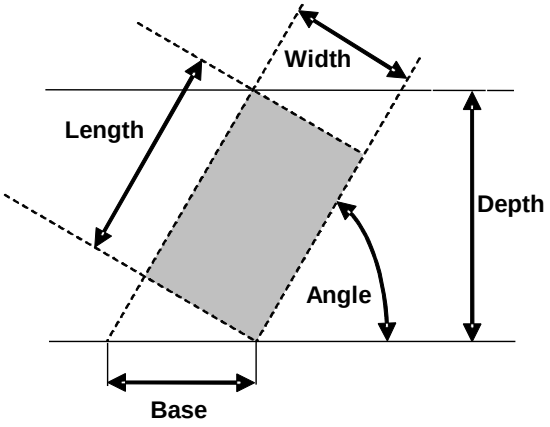
3.3.6. Parking and Loading Space Bulk Standards

3.3.6.1. Parking space dimensions

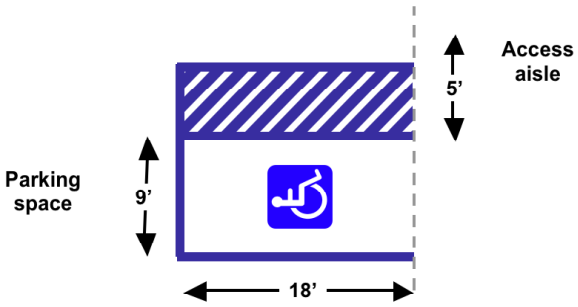
Parking spaces must have the following dimensions:

- Standard parking space (perpendicular or angled to the aisle): 9 ft. x 18 ft.
- Standard parking space (parallel to the aisle): 8 ft. x 23 ft.
- Handicapped parking space: 9 ft. x 18 ft., plus a clear 5 ft. x 18 ft. loading area to the side. Two handicapped spaces may share one loading area.
- Motorcycle space: 4.5 ft. x 9 ft.
- Off-street loading space: 12 ft. x 25 ft.
- Bicycle space: a stationary object where a user can secure both wheels and the frame of the bicycle with a 6 ft. cable and lock. The stationary object may be a freestanding bicycle rack, a wall-mounted bracket; an enclosed bicycle locker; a three point bicycle rack; or a fenced, covered, locked or guarded bicycle storage area.

Parking space measurements



Handicapped parking space



3.3.6.2. Parking space location

3.3.6.2.1. Frontage along FM 685, UP Railroad and SH 130

Parking for non-residential buildings on non-corner lots must have at least 50% of the parking spaces placed behind the front building line.

Parking for non-residential buildings on corner lots must have at least 30% of the parking spaces placed behind the front building line.

Parking for non-residential buildings larger than 50,000 sf. is exempt from this parking space location requirement.

3.3.6.2.2. Frontage along internal streets

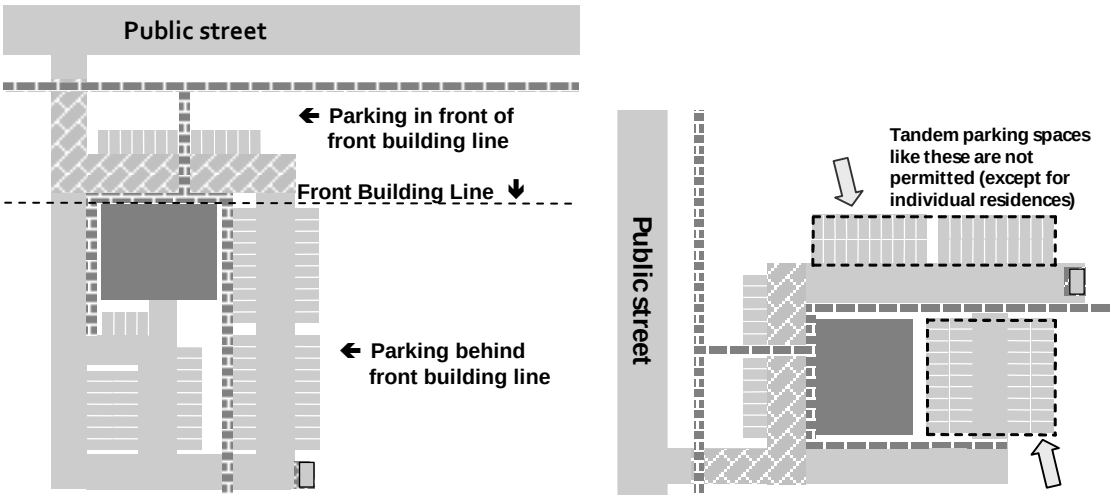
Parking for non-residential buildings on non-corner lots must have at least 70% of the parking spaces placed behind the front building line.

Parking for non-residential buildings on corner lots must have at least 50% of the parking spaces placed behind the front building line.

Parking for retail uses in buildings larger than 50,000 sf. is exempt from this parking space location requirement.

3.3.6.3. Tandem parking

Tandem parking spaces, where the only access to a parking space is from another parking space, are permitted only for individual residential units.



Parking for non-residential buildings

3.3.7. **Parking and Loading Space Number Standards**

3.3.7.1. Required parking spaces

Uses should offer only the minimum amount of parking that is necessary to meet anticipated normal demand. The number of required off-street parking and truck loading spaces for a use is as follows.

Residential use classification	Required spaces (minimum)	Maximum spaces	Required loading spaces (minimum)
Dwelling unit: single household	2 per dwelling	n/a	n/a
Dwelling unit: single household + accessory unit, at least 2 units	1.5 per dwelling	n/a	n/a

Commercial use classification	Required spaces (minimum)	Maximum spaces	Required loading spaces (minimum)
Multi-tenant retail buildings (shopping centers); indoor recreation facility	1 per 400 sq. ft. GFA	1 per 200 sq. ft. GFA	1 per tenant; may be waived by Development Services staff
Restaurant, bar/tavern, adult oriented use (live entertainment), nightclub, club/lodge	1 per 150 sq. ft. GFA	1 per 75 sq. ft. GFA	1
Retail uses, including: art studio, performing; art studio, visual; bank; bakery, retail; convenience store; funeral home; gas station; grocery store; instructional facility; large item sales and rental; personal and business service shop; print shop; retail store; vehicle minor repair.	1 per 400 sq. ft. GFA	1 per 200 sq. ft. GFA	1 per tenant; may be waived by Development Services staff
Office uses, including medical office, professional office, veterinary clinic	1 per 400 sq. ft. GFA	1 per 200 sq. ft. GFA	1 per building
Child day care facility, pet day care and boarding, elderly day care facility	1 per employee + 3 (n/a for child day care in a home)	1 per employee + 6 (n/a for child day care in a home)	n/a
Lodging establishment (all) (restaurants, bars, nightclubs and other accessory uses computed separately)	1.2 per guest room + 1 per 100 sq. ft. GFA meeting/banquet room	1.5 per guest room + 1 per 50 sq. ft. GFA meeting/banquet room	1 + 1 per 5000 sq. ft. GFA meeting room area
Entertainment facility: theater	1 per 4 seats	1 per 2 seats	1
Farm product sales, flea market, kennel, plant nursery, greenhouse	No requirements	n/a	n/a

Industrial use classification	Required spaces (minimum)	Maximum spaces	Required loading spaces (minimum)
Light industrial use, trade use, vehicle major repair	1 per 1000 sq. ft. GFA	1 per 333.3 sq. ft. GFA	1 per 2500 sq. ft. GFA or 2 per user/tenant, whatever is more
Research laboratory	1 per 400 sq. ft. GFA	1 per 200 sq. ft. GFA	1 per building
Warehouse and distribution facility	1 per 2000 sq. ft. GFA	1 per 1000 sq. ft. GFA	1 per 5000 sq. ft. GFA
Vehicle storage facility	1 per 400 sq. ft. GFA office space + 1 per stored vehicle	1 per 200 sq. ft. GFA office space + 1 per stored vehicle	n/a

Institutional use classification	Required spaces (minimum)	Maximum spaces	Required loading spaces (minimum)
Community facility, amenity center	1 per 500 sq. ft. GFA	1 per 100 sq. ft. GFA	n/a
Hospital (excluding general medical office space)	0.5 per bed + 1 per 500 sq. ft. GFA inpatient treatment area + 1 per 400 sq. ft. GFA outpatient treatment area	0.75 per bed + 1 per 250 sq. ft. GFA inpatient treatment area + 1 per 200 sq. ft. GFA outpatient treatment area	1 per 20,000 sq. ft. GFA
Place of worship or assembly	1 per 5 seats in primary sanctuary or assembly area	1 per 3 seats in primary sanctuary or assembly area	Required for accessory uses (school, etc.)
School: elementary, middle and high	1 per 10 seats in auditorium/cafatorium	1 per 3 seats in auditorium/cafatorium	1 per cafeteria + 1 per gymnasium + 1 per assembly hall + 1 bus per 2 classrooms

Temporary use classification	Required spaces (minimum)	Maximum spaces	Required loading spaces (minimum)
Christmas tree lot, carnival, construction equipment field storage lot, vehicle sales-off site	No set minimum; parking plan requires approval by CD staff	No set maximum; parking plan requires approval by CD staff	No set minimum; parking plan requires approval by CD staff
Construction field office	3 per facility	6 per facility	n/a
Garage sale, lot sales office, model home	No requirements	No requirements	No requirements

Accessory use classification	Required spaces (minimum)	Maximum spaces	Required loading spaces (minimum)
Agricultural activity, antenna-radio hobbyist, antenna-non-residential use, boat house, CMRS facility (attached), dock, home occupation, satellite dish, swimming pool	No requirements	No requirements	No requirements
CMRS facility (freestanding), public utility substation	No requirements	No requirements	1 per site
Drive-through facility	Refer to queuing area standards	n/a	n/a

3.3.7.2. Variance to maximum parking requirements and parking space location

Exceeding maximum parking requirements may be approved by the Board of Adjustment if it can be demonstrated that the permitted maximum number of spaces will not meet the normal day-to-day needs of a proposed use.

Exceeding parking space location requirements may be approved by the Development Services staff if it can be demonstrated that the permitted parking space location will not meet the normal day-to-day needs of a proposed use.

3.3.7.3. Handicap designated parking spaces

Handicapped designated parking spaces must be placed on the shortest possible accessible route of travel to an accessible building entrance. The number of handicapped designated parking spaces required for nonresidential uses is:

Total spaces	<25	36-50	51-75	76-100	101-150	151-200	201-300	301-400	401-500	501-1000	greater than 1000
Handicapped spaces	1	2	3	4	5	6	7	8	9	2%	20 + 1 per additional 100 total spaces

3.3.7.4. Motorcycle parking spaces

One or more motorcycle parking spaces must be provided for every 100 standard vehicle parking spaces provided for non-residential uses, when the parking lot has greater than 50 spaces.

3.3.7.5. Bicycle parking

One or more bicycle parking spaces must be provided for every 20 vehicle parking spaces required as a minimum for non-residential uses. Bicycle parking design must follow standards recommended by the Association of Professional and Bicycle Professionals.

3.3.7.6. Shared parking facilities

Agreements which share parking between uses with non-conflicting parking demands (eg. a church and a bank) are encouraged as a means to reduce the amount of land area devoted to parking. Where different uses create staggered parking demand periods, shared parking calculations among adjacent parcels is permitted to justify reducing the amount of required parking.

3.3.7.7. On-street parking

Designated on-street parking spaces no more than 200 ft. from the main entrance of a building with a commercial use may be counted towards the required amount of parking spaces for commercial and retail use. These spaces do not count towards the permitted parking space location requirements. Designated on-street parking spaces no more than 100 ft. from the entrance of a building may be counted towards the required amount of parking spaces for residential use with multi-unit dwellings. On-street parking being counted towards the required amount of parking spaces for any use or business must not encroach into single family detached residential areas.

3.3.7.8. Building or use enlargement

When a building or use is enlarged 25% or more, additional parking and loading spaces must be provided based on the enlargement.

3.3.7.9. Space computation and fractions

Fractional results will be rounded up when computing the number of required parking and loading spaces.

3.3.8. Landscaping Areas

3.3.8.1. Applicability

These standards do not apply to single household dwellings, two to four household dwellings, single family attached dwellings, or parks and green spaces over 5 acres in area.

Specific plant material standards are detailed in the landscaping standards in this chapter. Parking setback and bufferyard standards are detailed in the bulk standards section in this chapter.

3.3.8.2. Parking lot interior landscaping

Landscape areas must consist of at least 10% of the interior space of a parking lot. Landscaped islands may be clustered or evenly distributed.

3.3.8.3. Parking lot entrances

Landscape islands at least 10 ft. wide must be used to define parking lot entrances.

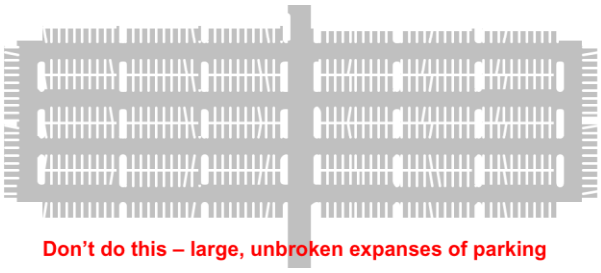
3.3.8.4. Parking rows

Landscape islands of at least 180 sq. ft. must be placed at both ends of a parking row.

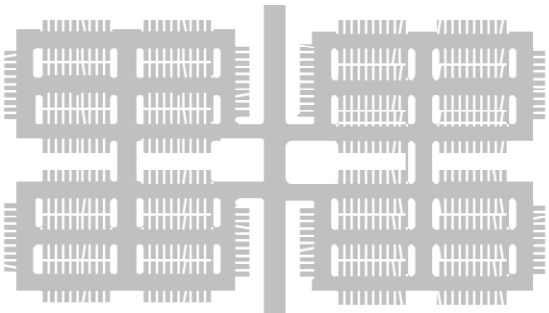
Parking rows cannot extend for greater than 10 spaces without an interrupting landscape island of at least 180 sq. ft.

3.3.8.5. Division of large parking lots

Large parking lots must be visually and functionally segmented into smaller lots with no more than 150 parking spaces, by landscape islands at least 10 ft. wide.



Don't do this – large, unbroken expanses of parking



Do this – divide large parking areas into a series of connected lots.

3.3.8.6. Connecting walkways

The landscape area following a connecting walkway must be at least 5 ft. wide.

3.3.8.7. Parking overflow to landscape areas

Parking cannot overflow onto areas outside of the designated parking area that does not meet the minimum pavement standards for the use. Parking and vehicle display on pedestrian and landscaped areas is prohibited.

3.3.8.8. Street corners

A corner landscape area must be provided if parking or a drive aisle is between a building and the street corner. Parking spaces and drive aisles must be at least 30 ft. from the intersection point of property lines at the corner.

3.3.9. Development Standards

3.3.9.1. Surface standards and paving materials

3.3.9.1.1. Permanent surfacing

- Parking and loading areas must have a permanent surface of asphalt, concrete, brick, paver blocks or a solid surface of similar or better durability and performance characteristics.
- Porous pavement and concrete may be used for individual parking spaces and lightly used drive aisles. Porous pavement and concrete is discouraged for busy drive aisles, service drives and truck/freight loading areas. Porous pavement cannot be used for handicapped parking spaces.

3.3.9.1.2. Permanent surfacing exception: single and two-household dwellings

- Porous pavement may be used as a parking surface for single and two household dwellings.
- Driveways may have a “Hollywood driveway” design, where the driving surface is broken up into paved tracks at least 2.5 ft. wide for the wheels, separated by a planted strip.
- Driveway width shall be no wider than a 2-door garage at property line; driveways for 3rd garage door must flare out.
- Parking on an unpaved surface is prohibited.

Separated Hollywood driveway strips

3.3.9.1.3. Permanent surfacing exception: temporary uses

Permanent parking surfaces are not required for temporary uses. A parking plan must be approved for temporary uses, subject to Development Services staff review.

3.3.9.2. Grading and drainage

Parking and loading areas must be graded and drained to dispose of all surface water, in conformance to the approved drainage plan for the site.

3.3.9.3. Markings

Parking spaces, aisles, entryways, loading spaces and queue spaces surfaced in permanent materials must be marked to show their location.

Handicapped parking spaces must be marked with the international symbol of accessibility on the space and on a sign at the head of the parking space.

Motorcycle parking spaces must be marked with a sign at the head of the space, from 3 ft. and 5 ft. above the parking surface.

Parking space markings for one, two and three household dwellings are not required.

3.3.10. Shopping cart return areas

Shopping cart return areas must be defined by curbs and landscaping.

3.4. Architectural design

3.4.1. Single Household and Two- to Four-Household Residence Design

3.4.1.1. Mandatory homeowner association

A mandatory homeowner association shall be created and maintained for all single household and two-to-four-household residential development.

3.4.1.2. Required elements

Single household and two to four household dwellings must include at least one of the following elements:

- Side, detached, rear or alley-loaded garage
- Masonry (brick, stone) wainscot at least 4 ft. on all exterior walls, if the side and rear walls are not those materials
- One story scaled entries recessed or covered with a porch, canopy, or other shading device
- Functional front porch at least 72 sq. ft.
- One of the following green building certifications:
  National Association of Home Builders National Green Building Program: ANSI ICC 700-2008 National Green Building Standard, Bronze, Silver, or Gold.

  U.S. Green Building Council Leadership in Energy and Environmental Design (LEED): Certified, Silver, Gold or Platinum.

3.4.1.3. Exterior Wall Standards:

- Exterior surface area (all stories) of primary buildings shall consist of un-painted clay brick, ledge stone, fieldstone, cast stone, granite, tile, painted or tinted stucco, glass façade, glass block (or alternative glazing e.g. Kalwall) and factory tinted (not painted) split faced concrete masonry unit, cementious-fiber planking (not panels) or similar material approved by the Development Services staff.
- Solid wood planking, decorative cementious-fiber panels and other materials approved by the Development Services staff may be used for accent features.
- A minimum of fifteen percent (15%) of the front primary building façade for buildings shall consist of window or door openings.
- All building fronts shall have at least four different design features to break the wall plane. The following are examples of the types of design features that shall be utilized: horizontal off-sets, recesses or projections, porches, breezeways, porte-cocheres, courtyards, awnings, canopies, alcoves, recessed entries, ornamental cornices, display or other ornamental windows, vertical “elevation” off-sets, peaked roof forms, arches, outdoor patios, architectural details such as tile work or moldings integrated into the façade, integrated planters or wing walls, accent materials, varied roof heights, premium roofing materials such as tile or standing seam metal, or similar design features approved by the Development Services staff..
- Windows shall have a maximum exterior reflectivity of twenty percent (20%).
- Design elements and detailing, including the presence of windows and window treatments, trim detailing, and exterior wall materials, must be continued around the structure.

Façade with elevation design features, first floor articulation and detached rear garage

Example of façade with elevation design features, individual garage doors (projecting), and articulation of first story

Example of façade treatment through first and second floor articulation, elevation design features, color selection of garage doors (projecting)

Example of elevation design features

Example of elevation design features, first floor articulation, and individual garage doors (flush)

Avoid - flat and boxy 2-story facade with low-pitched roof and lacking elevation design features

Avoid – façade with flat pitch roof, lack of pedestrian-scaled entry and elevation design features

3.4.1.4. Facades - corner

Houses on corner lots shall be articulated on both street facades; continue siding material palette on both facades and incorporate architectural elements such as side porches, bay windows, gable roofs and similar treatment on side street facing façade.

Corner lot/street facing facades - example of elevation detailing continued on both façades

Corner lot/ street facing facades – continuation of elevation design features

Avoid: Side street facing façade that lacks elevation design features

Avoid: Side street-facing facade that lacks elevation design features

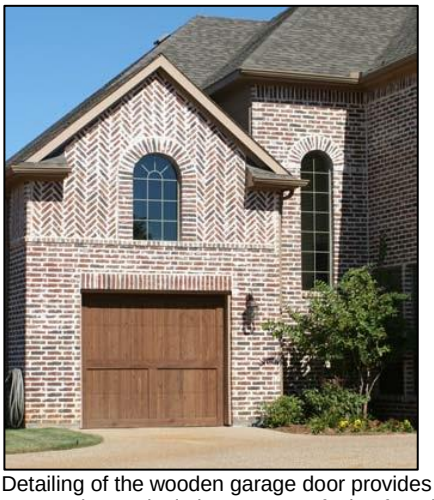
3.4.1.5. Garages

3.4.1.5.1. Front-loaded garages

A front-loaded garage may occupy no more than 70% of the house frontage.

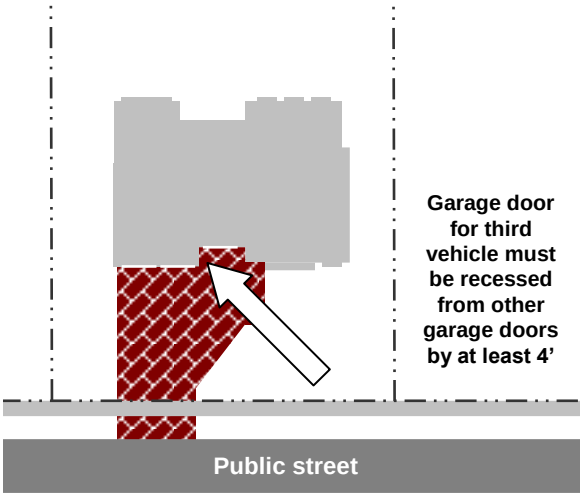
3.4.1.5.2. Garage doors - articulation

- Garage doors articulation shall include detailing and/or relief in the surface using wood or wood-like finished materials, windows are a preferred element
- Paint colors and/or stain for garage doors shall be compatible with the building elevation
- Individual garage doors are preferred on street facing facades; garage doors are limited to 2-car garage size.
- The use of garage doors for 3 cars on a street facing facade is discouraged; At least one of the garage doors must be recessed a minimum of 4 ft.



Detailing of the wooden garage door provides required garage door articulation on street facing facades

Three-car garage with detailed, individual garage doors; note required recess of two doors on right



Driveway flares out are required from the property line to accommodate the 3 garages

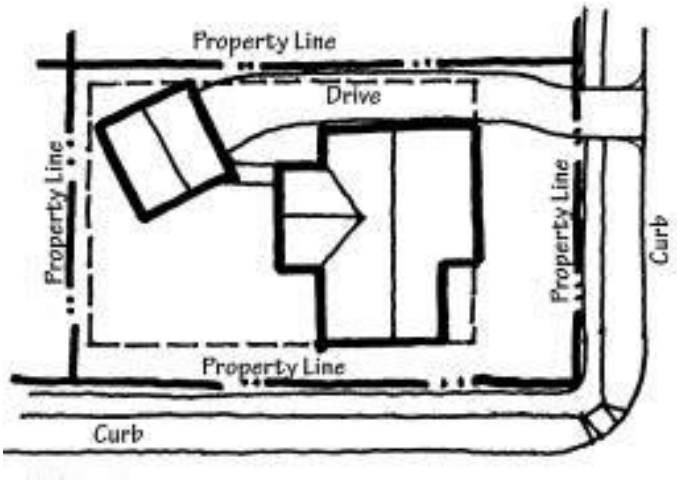
3.4.1.5.3. Orientation: corner lots and open space lots

Garages for one and two household dwellings accessed from the fronting street must be located on the interior lot line side of the lot, opposite from the corner or open space lot.

Corner lot: locate garage/driveway away from the corner

3.4.1.5.4. Types of garages

3.4.1.5.4.1. Garage – detached rear



A detached rear garage is a permitted garage type.

Example of detached rear garage

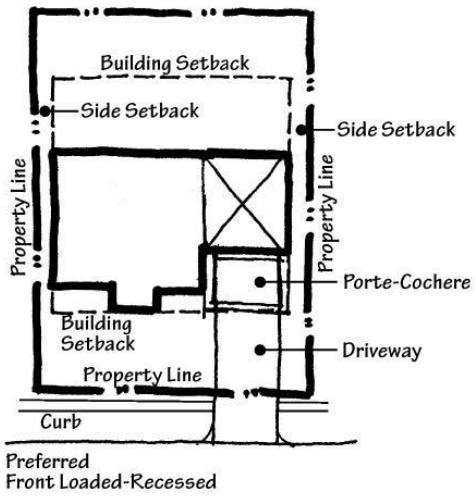
Example of detached rear garage

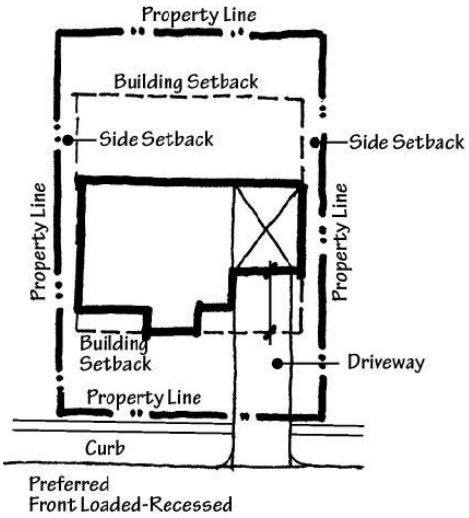
Example of detached rear garage

Example of detached rear garage

3.4.1.5.4.2. Garage - recessed

A garage door recessed from the face of the front façade is a permitted garage type. An overhead eave is a preferred detail element above the garage





Street facing garage with a large eave and individual garage doors

Recessed, tandem garage with individual garage door and detailing above

Recessed front garage creates a shadow line and emphasis on the rest of the facade

3.4.1.5.4.3. Garage - flush with façade

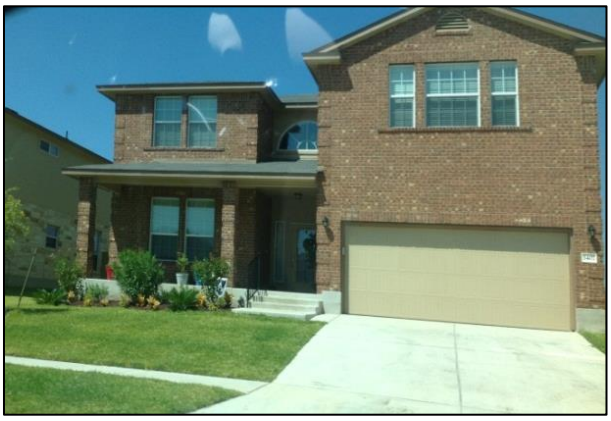
Garage doors flush with the street facing façade require detailing on the façade to de-emphasize the visual impact of the garage, including the following:

Trim or banding around the garage door

Pronounced garage door detailing, windows are a preferred element

Careful color selection to de-emphasize the garage door

Individual garage doors are preferred



Avoid - flush garage with completely flat 2- car garage door, no detailing or relief, highlight paint color on door inadvertently attracts attention, lack of trim around door, lack of first floor façade articulation above garage

3.4.1.5.4.4. Garage – projecting

Garages projecting in front of the street facing façade may protrude in front of the façade provided that detailing is provided on all exposed garage facades to de-emphasize the visual impact of the garage. Windows and individual garage doors are preferred element.

The following are required on projecting garage:

- Integrated trim or banding around the garage door that matches the residential building
- Detailing and articulation of the door facade
- Color selection that does not emphasize the garage door
- An architectural top to the garage, such as a gabled roof

Projecting garage- example of integration of matched house/garage siding, trim detailing above, garage door detailing, accent colors, articulation of first floor level above garage, and use of gable above

Projecting garage – example showing windows on door, detailing and trim and good color selection

Projecting garage – example integration of masonry siding matching façade, good detailing, trim and color selection (note: garage door lacks adequate detail)

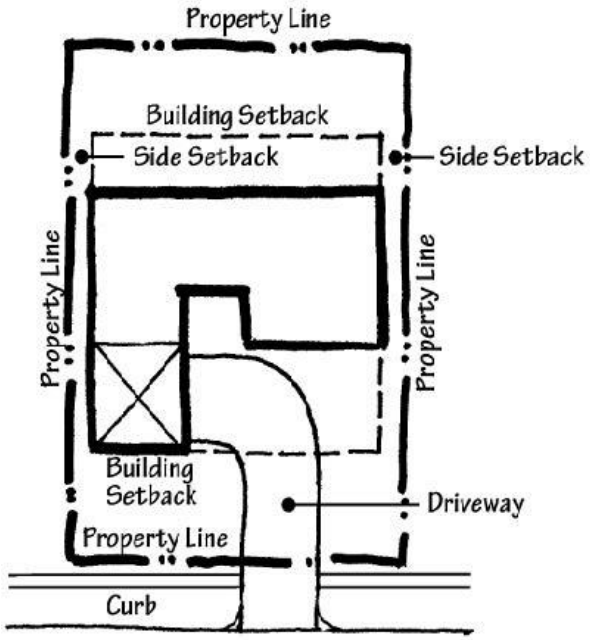
Projecting garage- example of integration of siding on garage trim, accent lights, accent colors, articulation of first story level, detailing on garage door, gable and centered window above

Avoid - projecting garage with completely flat 2-car garage door, no detail, paint color not complimentary to house façade. Light color masonry poor selection choice as it highlights the garage

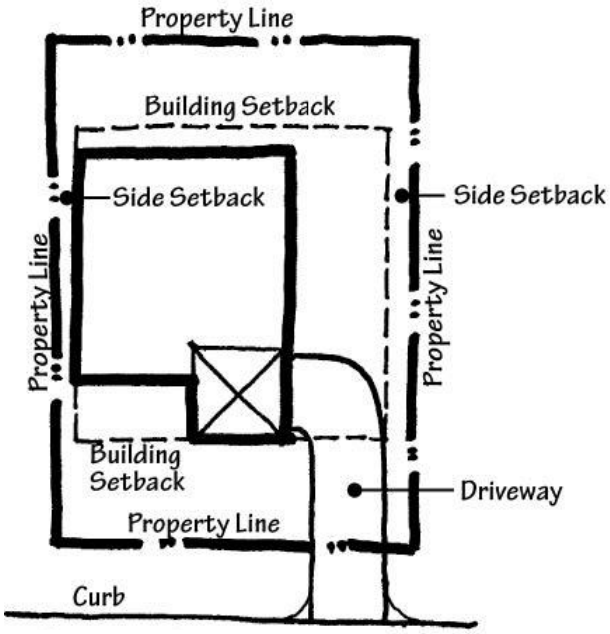
3.4.1.5.5. Garage - side-loaded

Garages that are side-loaded (in relation to the street) are a preferred garage type provided the following requirements are incorporated:

- Garage door articulation requirements are incorporated
- Placement of driveway pavement meets setback restrictions
- Driveway pavement is limited to the minimum necessary for safe vehicular movement



Inside Swing Side Loaded



Outside Swing Side Loaded

Side-loaded garage with individual doors and windows

3.4.1.5.6. Garage – Rear alley loaded

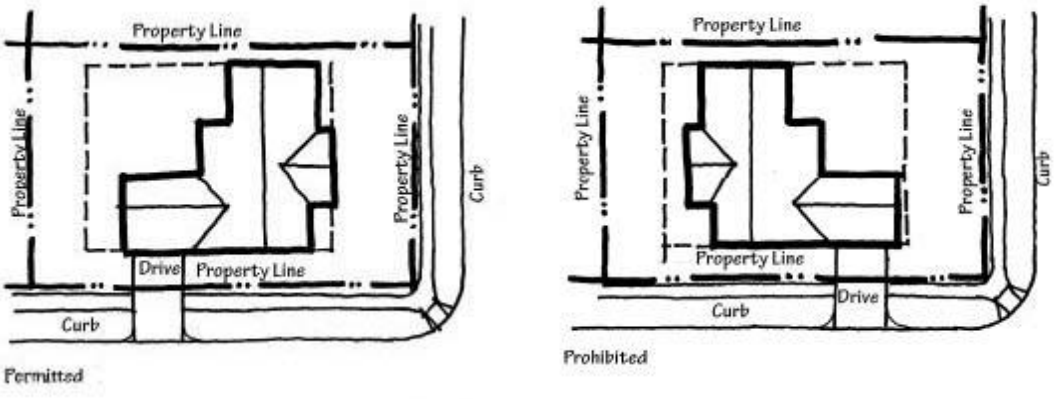
Alley loaded garages is a permitted garage type. Alley loaded garages may be attached or detached from the home.

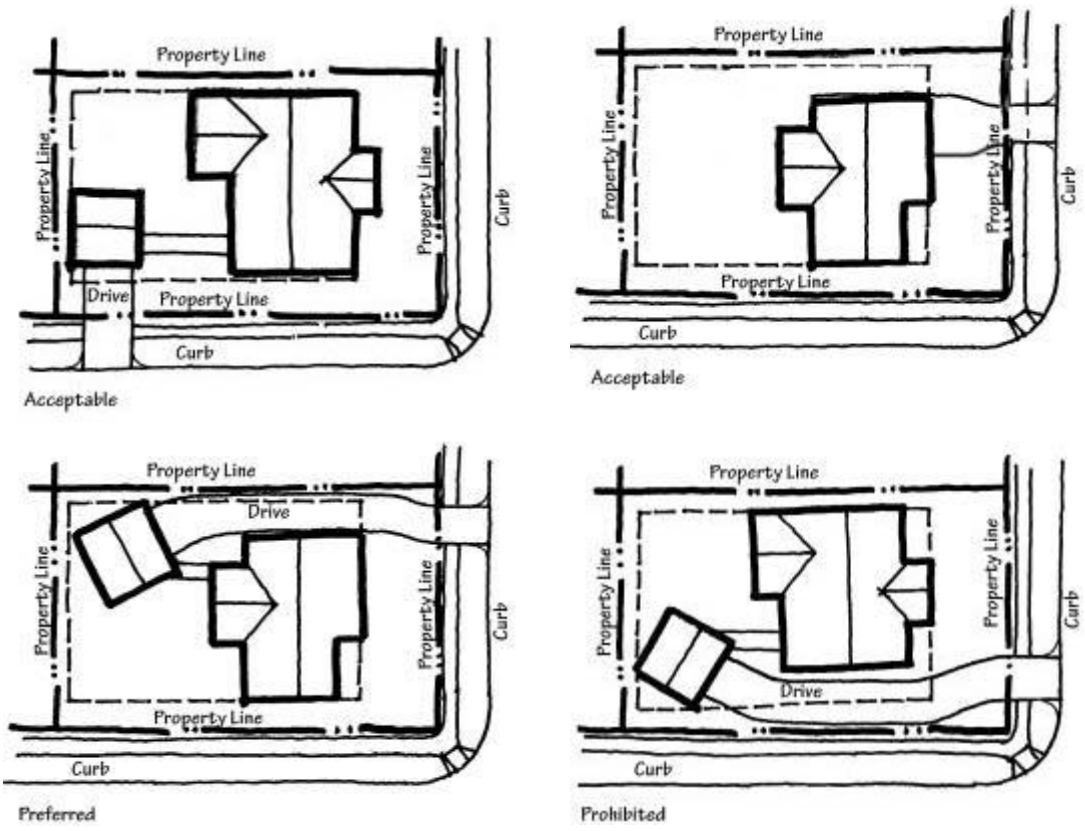
Garages access from rear alley

3.4.1.5.7. Corner lot garage placement

Minimize the visual prominence of garage and driveway placement on corner lots by incorporating the following:

- Avoid garage placement/driveway access from a side street that is:
  - Centered on an approaching street. It is visually prominent
  - Placed close to the street corner
- Avoid garage placement/driveway access from the fronting street that is:
  - Placed close to the street corner



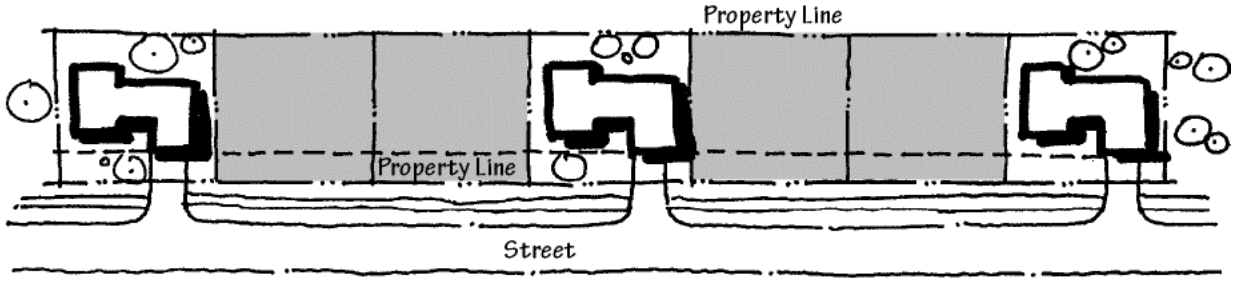


3.4.1.6. Plan spacing and repetition

No two elevations of the same style and plan type are permitted side-by-side within a given block face. Developments with single household and two household dwellings must adhere to the following:

3.4.1.6.1. Same plan, different elevation, same side of the street

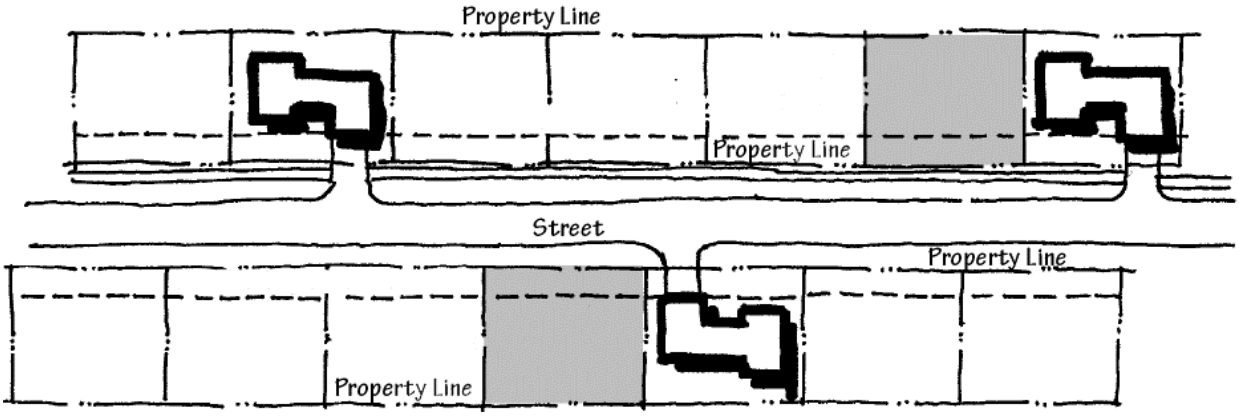
When building different elevations of the same plan on the same side of the street, two lots must be skipped before repeating the same elevation.



Same Plan, Different Elevation, Same Side of the Street

3.4.1.6.2. Same plan, different elevation, opposite side of the street

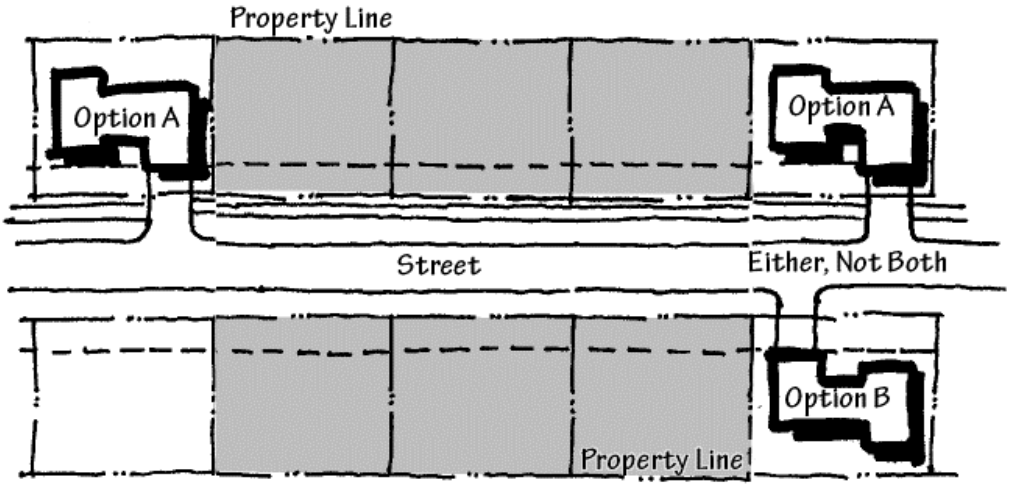
When building different elevations of the same plan on the opposite side of the street, one and a half lots must be skipped before repeating the same elevation.



Same Plan, Different Elevation, Opposite Side of Street

3.4.1.6.3. Same plan, same elevation, same or opposite side of the street

When building same or similar elevations of the same plan on the same or opposite side of the street, four lots must be skipped before repeating the same elevation. Same elevations may not be facing opposite one another.



Same Plan, Same Elevation, Same or Opposite Side of Street

Same elevation on non-adjacent lots (2 lots must be skipped)

Diversity in elevations (even within the same architectural style), no duplicate elevations adjacent

3.4.1.7. Roofs

On buildings with pitched roofs, the minimum roof pitch is 6:12. Pitched roofs shall be clad in 25-year minimum composition shingles or low reflectivity galvanized metal roofing materials.

3.4.1.8. Mechanical equipment screening

Rooftop mechanical equipment is prohibited unless placed where they are not visible from the public ROW.

Ground mounted mechanical equipment (air conditioning units, utility boxes, etc.) must be hidden or screened with architecturally integral wing walls or living screening material that will grow to the same height as the equipment being screened, or placed where they are not visible from the public right-of-way.

Solar panels are exempt from mechanical equipment screening standards.

3.4.2. Single Household Attached and Multiple Unit Household Residence Design

3.4.2.1. Architectural style

Distinct groups of buildings must share a common, identifiable, complementary design or style in a multiple household residential development. This includes non-residential structures in the development such as amenity centers, laundry and maintenance buildings, garages, carports, and dumpster enclosures.

3.4.2.2. Form and mass

A single, large, dominant building mass should be avoided.

Multiple household residential building designs should incorporate visually heavier and more massive elements at the building base, and lighter elements above the base.

Changes in mass should be related to entrances, the integral structure and/or the interior space organization and activities, and not just for cosmetic effect.

3.4.2.3. Exterior walls

3.4.2.3.1. Pattern

Facades must be articulated with bays, insets, balconies, porches, or stoops related to entrances and windows.

3.4.2.3.2. Four-sided design

All walls viewed must include materials and design characteristics consistent with those on the front. Lesser quality materials for side or rear walls are prohibited.

3.4.2.3.3. Long walls and facades

- The maximum length of a multiple household residential building is 200 ft.
- Wall and roof planes must have offsets or setbacks with a differential in horizontal plane of at least 2 ft. every no more than 50 ft.
- Up to six townhouse units may be attached in a single row.

3.4.2.3.4. Building entries

- Common balconies on perimeter walls providing access to two or more units are prohibited.
- Building entries next to a public street, private drive or parking area must be articulated to providing an expression of human activity or use in relation to building size. Doors, windows, entranceways, and other features such as corners, setbacks, and offsets can be used to create articulation.

3.4.2.3.5. Garage doors

Front loading garage doors on multiple household residential building must include the following elements:

- Front-loaded garage doors may comprise no more than 50% of the total length of the front façade of a multiple residential building's front façade. Every two single-bay garage doors or every double garage door must be offset by at least 4 ft. from the plane of an adjacent garage door,
- Garage doors must integrate into the overall design of the site with color, and texture.

3.4.2.3.6. Windows and transparency

- All walls and elevations on all floors of multiple household buildings must have windows, except when necessary to assure privacy for adjacent property owners.
- Windows should be located to maximize the possibility of occupant surveillance of entryways and common areas.

3.4.2.3.7. Building roofs

- On buildings with pitched roofs, the minimum roof pitch is 6:12.

- Roof forms must be designed to correspond and denote building elements and functions such as entrances and arcades
- On buildings where flat roofs are the predominant roof type, parapet walls must vary in height and/or shape at least once every no more than 50 ft. along a wall.
- On buildings where sloping roofs are the predominant roof type, each building must have a variety of roof forms

3.4.2.4. Materials and color

3.4.2.4.1. Building materials

- Building exterior materials must be high quality, and used in their natural context and color. Masonry, stone and/or brick must be used as exterior materials (at least 40% of exterior surface area). Wood, fiber-cement siding, corrugated metal, and stucco are examples of appropriate secondary exterior materials.
- A waiver to building material standards may be considered.
- T-1-11 and other plywood-based siding materials are prohibited.
- Prefabricated and pre-engineered buildings are prohibited.

3.4.2.4.2. Roof materials

Roof materials must be high quality, durable and consistent with local architectural themes. Acceptable roof materials include concrete tile, high profile asphalt shingles, metal shingles and split seam metal.

3.4.2.4.3. Material or color changes

Material or color changes must only occur at a change of plane or reveal line. Piecemeal embellishment and frequent material changes are prohibited.

3.4.2.4.4. Mechanical equipment screening

Rooftop mechanical equipment must be hidden or screened with architecturally integral elements at least as high as the equipment to be screened. Makeshift equipment screens, such as wooden or plastic fences, are prohibited.

Ground mounted mechanical equipment must be hidden or screened with architecturally integral wing walls and/or landscaping.

Mechanical equipment must be located where their acoustics will not be disruptive to residents.

Solar panels are exempt from mechanical equipment screening standards.

3.4.3. Commercial, Office, Public, Institutional and Mixed Use Building Design

3.4.3.1. Architectural style

Distinct groups of buildings on a site must share a common identifiable, complementary design or style. This includes accessory structures such as freestanding canopies, accessory and maintenance buildings, and dumpster enclosures.

A building must have a single definitive, consistent style. Mixing of various architectural styles on the same building is discouraged.

3.4.3.2. Form and mass

A single, large, dominant building mass must be avoided in new buildings and projects involving changes to the mass of existing buildings. Changes in mass should be related to entrances, tenant spaces, the integral structure and/or the interior space organization and activities, and not just for cosmetic effect. False fronts incorporating only changes in color and/or parapet treatment are prohibited.

3.4.3.3. Exterior walls

3.4.3.3.1. Base and top

- Façades and walls must have a recognizable base with (but not limited to):
- thicker walls, ledges or sills;
- integrally textured materials such as stone or other masonry;
- integrally colored and patterned materials such as smooth-finished stone;
- lighter or darker colored materials, mullions or panels; or
- planters;

And a recognizable top with (but not limited to):

- cornice treatments, other than colored stripes or bands alone, with integrally textured materials such as stone or other masonry or differently colored materials;
- sloping roof with overhangs and brackets;
- stepped parapets.

Example of sloping roofed building with recognizable base and top.

Example of flat roofed building with recognizable base and top.

3.4.3.3.2. Four sided design

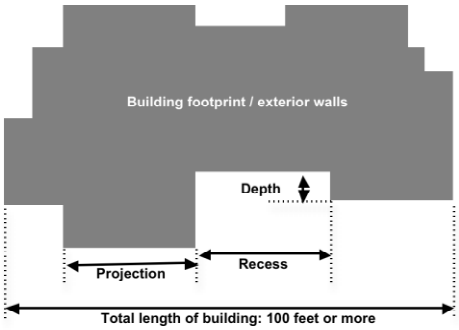
All walls must include materials and design characteristics consistent those on the front.


Example of four sided design

Example of four-sided design

3.4.3.3.3. Long walls and façade; projections and recesses

Walls at least 100 ft. long must include wall plane projections or recesses having at least 3% depth of the façade length, and extending at least 20% of the façade length.



Projections/recesses must comprise 20% or more of the façade length with a minimum depth of 3% of the façade length

Large retail store with projections and recesses

3.4.3.3.4. Exterior walls

Exterior walls cannot have a blank, uninterrupted length greater than 30 ft. without including two or more of these features: change in plane, change in texture or masonry pattern, windows, or other equivalent element(s) that subdivide the wall into human scale proportions. Side or rear walls may include false windows and door openings defined by frames, sills and lintels, or similarly proportioned modulations, only when actual doors and windows are not possible because of the building use.

3.4.3.3.5. Primary building entrances

Primary building entrances must be clearly defined and recessed or framed by a sheltering element such as an awning, arcade or portico to provide shelter from the sun and inclement weather.

Well-defined building entrance

3.4.3.3.6. Retail building entrances

Anchor stores, at least 25% of the stores in a shopping center; and freestanding, single-use buildings, must have a clearly defined, highly visible customer entrance with four or more of the following elements (but not limited to):

- Arcades
- Arches
- Canopies or porticos
- Details such as tile work and moldings integrated into the building structure and design
- Display windows
- Integral planters or wing walls that include landscaped areas and/or places for sitting
- Outdoor patios
- Overhangs
- Peaked roof forms
- Raised corniced parapets over the door
- Recesses and/or projections

At least 25% of the additional stores in a shopping center must have two or more of the elements listed above.

Projections, arches, raised cornice parapet, integrated tile work and molding

Outdoor patio, display windows

Peaked roof form, canopy, display windows, projections

Peaked roof form, projections, arcade, display window, arches

3.4.3.3.7. Awnings

Awnings may only be used in detached increments above individual windows, doors and entries.

Separate awnings above individual windows

3.4.3.3.8. Transparency in commercial buildings

- At ground level, buildings must have a high level of transparency. Façades and walls that face a street, plaza and parking areas (excluding the building rear and service areas) must be transparent between 2 ft. and 7 ft. above the grade or walkway along at least 75% of its length along the front facade.
- Where the internal arrangement of a building makes it impossible to provide transparency along a portion of a wall, a combination of sculptural, mosaic, or bas-relief artwork and transparent window areas or displays may substitute for 50% of required transparent areas, except when fronting plaza areas.

Good door and window coverage on prominent elevations

3.4.3.3.9. Garage doors

- Garage bay doors viewed from public right-of-way must be segmented, with windows covering at least 50% of the garage surface. Roll-up garage doors are prohibited. Garage doors must be recessed at least 2 ft. behind the building façade.
- Vehicle service areas and bays must be screened or sited so visibility from the public right-of-way is as low as possible. Bay doors cannot face the street or be visible from residential zoning districts.
- Garage bay doors must be integrated into the overall design of the site with color, texture, and windows.

Garage doors integrated into building architecture

3.4.3.4. Building roofs

3.4.3.4.1. Roof form design

Roof forms must correspond to and denote building elements and functions such as entrances, arcades and porches. Roof forms should relate to adjacent buildings or developments.

3.4.3.4.2. Required features

Sloping roofs must have one of the following features:

- Overhanging eaves, extending at least 1.5 ft. past the supporting walls.
- Sloping roofs that do not exceed the average height of the supporting walls, with an average slope of at least 1 ft. of vertical rise for every 3 ft. of horizontal run and no more than 1 ft. of vertical rise for every 1 ft. of horizontal run.

3.4.3.4.3. Roof lines

The continuous plane of a roof line must be no more than 100 ft.

Example of varied roof line plane

3.4.3.4.4. Drive through facilities

Drive though facilities must be architecturally integrated into the host structure.

Drive through facilities must be located to minimize or avoid conflict with internal pedestrian routes. Pedestrian paths must be distinguished from vehicular driving surfaces by textured pavement to emphasize conflict points and enhance pedestrian safety.


Drive-through architecturally integrated into host structure

3.4.3.5. Canopies

3.4.3.5.1. Architectural integration

Canopies must include design elements found on the main building, including color, materials and roof pitch.

3.4.3.5.2. Canopy support poles

Canopy support poles must include decorative corbels consistent with the overall architectural theme of the site, or pole covers at least 18 in. wide with a similar surface material and architectural treatments as the dominant material on the main structure.

3.4.3.5.3. Canopy fasciae

Canopy fasciae must be the same color as the dominant color of the main building. Striping and banding on canopies is prohibited.

Canopy design integrated into site

3.4.3.6. Materials and color

3.4.3.6.1. Building materials

- Predominant building exterior materials must be high quality, and used in their natural context and color. Masonry (stone, brick, decorative CMU and similar materials) must be used as exterior materials (at least 40% of exterior surface area). Fiber-cement siding and textured concrete/EIFS are examples of appropriate secondary exterior materials.
- Corrugated metal may be used to reinforce a vernacular design theme. Corrugated metal may have a cumulative surface area of no more than 50% of the area of all exterior walls for a building.
- Building-integrated photovoltaics (BIPV) may substitute for any amount of predominant and secondary exterior materials.
- Smooth-faced concrete block, painted masonry, and tilt-up and precast concrete panels are prohibited.
- T-1-11 and other plywood-based siding materials are prohibited.
- Prefabricated metal buildings and panels are prohibited.

3.4.3.6.2. Roof materials

- Roof materials must be high quality, durable and consistent with local architectural themes. Acceptable roof materials include concrete tile, high profile asphalt shingles, metal shingles, split seam metal, photovoltaic roof tiles and shingles, and solar panels.
- Planted green roofs are permitted and strongly encouraged.

- Flat roofs must have a continuous parapet.

3.4.3.6.3. Building colors

- Building colors must be low reflecting, muted and neutral or earth toned. Roof colors should be muted and compatible with the dominant building color.
- High intensity colors, metallic colors, black or grey, fluorescent colors, single color schemes and groups of stripes are prohibited as the predominant building color or color scheme.
- High intensity colors, and black or grey, may be used on building trim and accents.

3.4.3.6.4. Material or color changes

Material or color changes must occur only at a change of plane or reveal line.

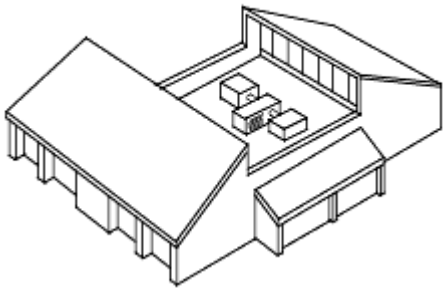
Change in materials at a change in plane.

3.4.3.7. Mechanical equipment screening

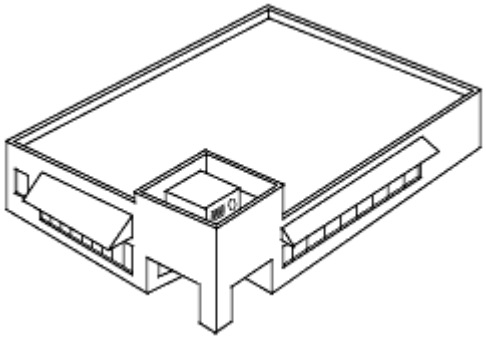
Rooftop mechanical equipment must be hidden or screened with architecturally integral elements at least as high as the equipment to be screened. Makeshift equipment screens, such as wood or plastic fences, are prohibited.

Ground mounted mechanical equipment must be hidden or screened with architecturally integral wing walls and/or landscaping.

Solar panels are exempt from mechanical equipment screening standards.



Example of appropriate screening for rooftop mechanical equipment



Example of appropriate screening for rooftop mechanical equipment

3.4.3.8. Utility equipment screening

Electrical meters, switch boxes, panels, conduit, and related utility equipment must be placed in the most inconspicuous location possible.

Utility equipment must be painted or coated to match the color of the mounting surface.

Utility equipment located in an area that may be frequently seen by the general public must be screened with a wing wall architecturally integrated into the host structure.

Utility equipment at back of building painted to match wall

Utility equipment in more visible location screened by wing wall

3.4.3.8.1. Cobranded uses

Co-branded uses such as restaurants and convenience stores must be well integrated into the host structure. Using disharmonious architectural elements, such as a different façade or roof pitch from the rest of the host structure, to emphasize the presence or corporate identity of a co-branded use, is prohibited.

Cobranded uses with harmonious architectural elements

3.4.4. Industrial building design

3.4.4.1. Intent

This section shall not apply to industrial structures over 200,000 sq. ft. in area.

3.4.4.2. Character and image

In industrial parks, each building must include predominant characteristics shared by all buildings in the development, so the development forms a cohesive place.

Distinct groups of buildings on a site must share a common, identifiable, complementary design or style. This includes accessory structures such as freestanding canopies, accessory and maintenance buildings, and dumpster enclosures.

3.4.4.3. Form and mass

A single, large, dominant building mass should be avoided in new buildings and, as much as possible, in projects involving changes to the mass of existing buildings. Changes in mass must be related to entrances, the integral structure and/or the organization of interior spaces and activities and not merely for cosmetic effect.

3.4.4.4. Exterior walls and facades

3.4.4.4.1. Pattern

Façades and walls must include a repeating pattern with an expression of architectural or structural bays through a change in plane, such as an offset, reveal, pilaster, projecting ribs, fenestration patterns, or piers; and any of the following elements:

- color change
- texture change
- material module change

All elements must repeat at intervals of no more than 30 ft.

3.4.4.4.2. Four sided design

All façades and walls must include materials and design characteristics consistent with those on the front façade. Inferior or lesser quality materials for side or rear walls are prohibited.

3.4.4.4.3. Garage doors

Bay doors must be screened using wing walls, carefully placed berms on the site, or other effective screening and site planning techniques, or otherwise sited so visibility from the public right-of-way is minimized. Bay doors must be integrated into the overall design theme of the site with color, texture, and windows. Segmented garage bay doors with windows are preferred to roll-up garage doors.

3.4.4.4.4. Primary building entrances

Primary building entrances must be clearly defined and recessed or framed by a sheltering element such as an awning, arcade or portico to provide shelter from the sun and inclement weather.

3.4.4.5. Building roofs

3.4.4.5.1. Planted green roofs

Planted green roofs and solar panels are strongly encouraged

3.4.4.6. Materials and color

3.4.4.6.1. Building colors

- Building colors must be low reflecting, muted and neutral or earth toned. Roof colors must be muted and compatible with the dominant building color.
- High intensity colors, metallic colors, fluorescent colors, single color schemes and groups of stripes are prohibited as the predominant building color or color scheme.
- Brighter colors, and black or grey, may be used on building trim and accents.

3.4.4.6.2. Building materials

Durable, high quality building materials must be used. Brick, stone, split-face CMU, EIFS, detailed tilt-up concrete panels, and building-integrated photovoltaics (BIPV) are examples of appropriate building materials.

- T-1-11 and other plywood-based siding materials are prohibited.

- Prefabricated and pre-engineered metal buildings and panels are prohibited.

3.4.4.6.3. Material or color changes

Material or color changes must occur only at a change of plane or reveal line. Piecemeal embellishment and frequent material changes are prohibited.

Industrial building design: appropriate

Industrial building design: appropriate

Industrial building design: appropriate

Industrial building design: appropriate

3.4.4.7. Mechanical equipment screening

Rooftop mechanical equipment must be hidden or screened with architecturally integral elements at least as high as the equipment to be screened. Makeshift equipment screens, such as wooden or plastic fences, are prohibited.

Ground mounted mechanical equipment must be hidden or screened with architecturally integral wing walls and/or landscaping.

Solar panels are exempt from mechanical equipment screening standards.

3.4.4.8. Utility equipment screening

Electrical meters, switch boxes, panels, conduit, and related utility equipment must be placed in the most inconspicuous location possible.

Utility equipment must be painted or coated to match the color of the mounting surface.

Utility equipment located in an area that may be frequently seen by the general public must be screened with a wing wall architecturally integrated into the host structure.

3.5. Landscaping

3.5.1. General standards

3.5.1.1. Visibility

Shrubs growing over 3 ft. tall at maturity must be placed at least 10 ft. from curb cuts. This is to maintain clear driver sight distance at driveway-street intersections.

3.5.1.2. Utilities

Trees must be placed at least 10 ft. from streetlights and 5 ft. from wet utilities. Trees must be placed at least 4 ft. from gas lines.

3.5.1.3. Clear zone at intersections

Trees in tree lawns must be at least 15 ft. from the curb return corner at street intersections.

3.5.2. Required landscaping: single and two-household dwellings

3.5.2.1. Tree number

Lots with single household and two household dwellings must have at least the following number of trees:

- Street tree - one native tall tree shall be installed per 25 ft. - 30 ft. of linear street frontage within the tree lawn area or in the front yard, provided trees are set back from utilities. Intersection clear zones and curb cut visibility areas are not included in the street frontage calculations.
- One native tall tree or two more native short trees for every 3,000 sq. ft. of lot area.

Existing native tall and short trees conforming to Section 3.18.3.3 may be used to meet minimum tree planting requirements.

3.5.2.2. Shrub number

Lots with single household and two household dwellings must have one or more native shrubs for every 1,000 sq. ft. of lot area. All of the required shrubs must be placed in the front half of the lot. Lots at least 50,000 sq. ft. do not need more than 100 shrubs.

3.5.2.3. Tree and shrub size

Native tall trees must have a trunk of at least 2 in. caliper and 10-12 ft. ht. Native short trees must have a caliper of at least 1.5 in. and 8-10' ht. Planted shrubs must have at least 1 gallon container or be at least 2 ft. tall, and grow to a height of at least 2 ft.

3.5.2.4. Groundcover

Ground cover must be planted on areas of developed parcels that are not part of an impervious surface, covered with porous paving, occupied by shrubbery or gardens, or under a tree drip line.

3.5.3. Required landscaping: non-residential and 3+ household residential development

3.5.3.1. Landscaping areas

Parcels with a non-residential use or 3+ household residential structures must be landscaped as follows. Additional plants may be required per buffer yard standards in Section 2.3.5, and mechanical equipment screening requirements.

Area	Native tall trees (minimum)	Native short trees (minimum)	Native shrubs (minimum)
Yards/landscape buffers along major arterials	1 per 40 ft. of linear buffer	1 per 40 ft. of linear buffer	1 per 5 ft. of linear buffer
Yards/landscape buffers along other streets, including internal private and village roads	1 per 40 ft. of linear buffer	1 per 40 ft. of linear buffer	1 per 5 ft. of linear buffer
Yards/landscape buffers at sides and rear of parcel	1 per 40 ft. of linear buffer	1 per 40 ft. of linear buffer	1 per 5 ft. of linear buffer
Building perimeter and wing walls	1 per 50 ft. of linear building perimeter and wing wall	1 per 50 ft. of linear façade and rear perimeter; 4 per 100 ft. of linear side building perimeter and wing wall	Required to cover 50% of a at least 3 ft. deep area along 50% of linear building and wing wall perimeter
	Building perimeter landscaping must be located no more than 20 ft. from the building unless prevented by loading areas.		
Parking lots: landscape areas at entry throats	1 per 30 ft. of linear landscape area on both sides of entry	1 per 30 ft. of linear landscape area on both sides of entry	1 per 2.5 ft. of linear buffer
Parking lots: landscape islands in rows and at row ends	1 per island if terminating or interrupting one row; 2 per island if terminating or interrupting two rows	Optional	2 per island if terminating one row; 4 per island if terminating or interrupting two rows
Parking lots: landscape islands/buffers that segment lots or separate rows	1 per 30 ft. of linear landscape area	1 per 30 ft. of linear landscape area	1 per 5 ft. of linear landscape area
Connecting internal walkways	1 per 40 ft. of linear walkway	1 per 40 ft. of linear walkway	1 per 5 ft. of linear walkway
	Not applicable for sidewalks, building perimeter walkways, and walkways in landscape islands/buffers that segment lots or separate rows		
Medians	1 per 30 ft. of linear median	1 per 30 ft. of linear median	Optional
Tree lawns, or front yard	1 per 30 ft. of linear tree lawn, if utilities are not under the tree lawn.	Optional, if utilities are not under the tree lawn.	Optional
Other areas (retention and detention basins, open space, etc.)	1 per 500 sq. ft.	1 per 500 sq. ft.	Optional

3.5.3.2. Tree and shrub size

Native tall trees must have a caliper of at least 2 in. and 10-12 ft. ht. Native short trees must have a caliper of at least 1.5 in. and 8-10’ ht. Planted shrubs must have minimum 1-gallon container or be at least 18 in. tall.

3.5.3.3. Tree and shrub placement

Trees and shrubs may be clustered in groups, to present a natural environment and ease maintenance. All trees must be placed on the parcel being developed, unless otherwise permitted.

3.5.3.4. Groundcover

Ground cover must be planted on areas on a developed parcel that are not part of an impervious surface, covered with porous paving, occupied by shrubbery or gardens, or under a tree drip line.

3.5.4. Materials, maintenance, and replacement

3.5.4.1. Plant materials

Plant choice must be based on the Central Texas ecological setting and site microclimate conditions.

3.5.4.2. Native tall trees

Native and adapted tall trees that can be planted or used to meet landscaping requirements include the following.

Anaqua	(Ehretia anacua)
Bald Cypress	(Taxodium distichum var. distichum)
Bigtooth Maple	(Acer grandidentatum)
Black Walnut	(Juglans nigra)
Blackjack Oak	(Quercus marilandica)
Bur Oak	(Quercus macrocarpa)
Cedar Elm	(Ulmus crassifolia)
Chinquapin Oak	(Quercus muhlenbergii)
Durand Oak	(Quercus sinuate)
Escarpment Live Oak	(Quercus fusiformis)
Lacebark Elm	(Ulmus parvifolia)
Monterey Oak	(Quercus polymorpha)
Montezuma Cypress	(Taxodium mucronatum)
Pecan	(Carya illinoiensis)
Red Maple	(Acer rubrum)
Red Oak	(Quercus lobatae)
Sawtooth Oak	(Quercus acutissima)
Shumard Oak	(Quercus shumardii)
Southern Live Oak	(Quercus virginiana)
Texas Ash (female only)	(Fraxinus texensis)
Texas Red Oak	(Quercus texana)
Western Soapberry	(Sapindus drummondii)
Winged Elm (female only)	(Ulmus alata)
Yellow Buckeye	(Aesculus pavia var. flavescens)

Established deciduous and semi-deciduous (not coniferous or palm) canopy trees at least 30 ft. tall with a trunk of at least 4 in. caliper of other species, that are not on the nuisance tree list.

3.5.4.3. Native short trees

Native and adapted short trees that can be planted or used to meet landscaping requirements include the following.

American Smoke Tree	(Cotinus obovatus)
Anacacho Orchid Tree	(Bauhinia lunarioides)

Big Tooth Maple	(Acer grandidentatum)
Blackhaw Viburnum	(Viburnum prunifolium)
Carolina Buckthorn	(Frangula caroliniana)
Cherry Laurel	(Prunus caroliniana)
Chitalpa	(Chitalpa)
Crape Myrtle	(Lagerstroemia indica)
Desert Willow	(Chilopsis linearis)
Downy Serviceberry	(Amelanchier arborea)
Eve's Necklace	(Styphnolobium affine)
Evergreen Sumac	(Rhus virens)
Goldenball Lead Tree	(Leucaena retusa)
Kidneywood	(Eysenhardtia texana)
Lacey Oak	(Quercus laceyi)
Mexican Buckeye	(Ungnadia speciosa)
Mexican Plum	(Prunus Mexicana)
Mexican Poinciana	(Caesalpinia mexicana)
Mexican Redbud	(Cercis canadensis var. Mexicana)
Mountain Laurel	(Calia secundiflora)
Possumhaw Holly	(Aquifoliaceae Ilex decidua)
Red Buckeye	(Aesculus pavia)
Rough Leaf Dogwood	(Cornaceae Cornus drummondii)
Rusty Blackhaw Viburnum	(Viburnum rufidulum)
Saucer Magnolia	(Magnolia x soulangiana)
Smokeberry	(Cotinus coggygria)
Soapberry	(Sapindus drummondii)
Spicebush	(Lauraceae Lindera benzoin)
Texas Mountain Laurel	(Sophora secundiflora)
Texas Persimmon	(Diospyros texana)
Texas Pistachio	(Pistacia texana)
Texas Redbud	(Cercis canadensis var. texensis)
Western Soapberry	(Sapindus drummondii)
Yaupon Holly	(Ilex vomitoria)

Established deciduous and semi-deciduous trees 10 ft. to 30 ft. tall with a trunk of at least 3 in. caliper of other species, that are not on the nuisance tree list.

3.5.4.4. Native shrubs

Recommended native and adapted shrubs that can be planted or used to meet landscaping requirements include the following.

Abelia	(Abelia)
Agarita	Mahonia trifoliolata)
Agave	(Agavaceae)
American Beautyberry	(Callicarpa Americana)
Bamboo Muhly	(Muhlenbergia dumosa)
Barbados Cherry	(Malpighia glabra)
Beautybush	(Kolkwitzia amabilis)
Big Muhly	(Muhlenbergia lindheimeri)
Black Dalea	(Dalea frutescens)
Burford Holly	(Ilex cornuta 'Burfordii')
Bush Germander	(Teucrium fruticans)
Butterfly Bush	(Buddleja davidii, Buddleja marrubiifolia)
Caellia	(Camellia)

Cenizo/Texas Sage	(Eucophyllum frutescens)
Coralberry	(Symhoricarpos orbiculatus)
Cotoneaster	(Cotoneaste)
Deer Muhly	(Muhlenbergia rigens)
Dwarf Chinese Holly	(Ilex cornuta Rotunda)
Elaeagnus	(Elaeagnus pungens)
Flame Acanthus	(Anisacanthus quadrifidus)
Flowering Senna	(Senna corymbosa)
Forsythia	(Forsythia x intermedia)
Fragrant Mimosa	(Mimosa borealis)
Fragrant Sumac	(Rhus aromatica)
Germander	(Teucrium fruticans)
Gulf Muhly	(Muhlenbergia capillaris)
Inland Sea Oats	(Chasmanthium latifolium)
Japanese Barberry	(Berberis thunbergii)
Mexican Feather Grass	(Nassella tenuissima)
Mock Orange	(Philadelphus coronarius)
Mountain Sage	(Salvia regal)
Nandina	(Nandina domestica compacta)
Primrose Jasmine	(Jasminum mesnyi)
Rose of Sharon	(Hibiscus syriacus)
Sage	(Salvia)
Sideoats Grama	(Bouteloua curtipendula)
Skull Cap	(Leguminosae Scutellaris)
Sweet Mockorange	(Philadelphus coronarius)
Texas Dwarf Palmetto	(Sabal minor)
Texas Lantana	(Lantana horrida)
Texas Sage	(Leucophullum frutescens)
Texas Sotol	(Dasylirion texanum)
Turk's Cap	(Malvaviscus arboretus)
Upright Rosemary	(Rosmarinus officinalis)
Viburnum (all)	(Viburnum)
Witch Hazel	(Hamamelidaceae Hamamelis virginiana)
Wooly Butterfly Bush	(Buddleia marrubiifolia)
Yellow Bells	(Tecoma stans)
Yucca	(Yucca)

3.5.4.5. Nuisance plants

Nuisance plants include the following. Nuisance plants cannot be planted or used to meet the City's landscaping requirements, and are not protected by tree preservation, replacement, protection and removal standards.

Trees:

American Sweetgum	(Liquidambar styraciflua)
Arizona Ash	(Fraxinus velutin)
Bois d'arc	(Maclura pomifera)
Boxelder Maple	(Acer negundo)
Bradford Pear	(Pyrus calleryana bradfordii)
Brazilian Pepper	(Schinus terebinthifolius)
Chinaberry	(Melia azedarach)

Chinese Parasol Tree	(Firmiana simplex)
Chinese Tallow	(Sapium sebiferum)
Elephant Ear	(Alocasia spp., Colocasia spp.)
Eucalyptus (all)	(Eucalyptus)
Euonymus (all)	(Euonymus)
Hackberry	(Celtis occidentalis)
Honey Locust	(Gleditsia triacanthos)
Honeysuckle (all)	(Lonicera)
Japanese Zelkova	(Zelkova serrata)
Juniper (males)	(Juniperus)
Leland Cypress	(Cupressocyparis leylandii)
Lombardy Poplar	(Populus nigra)
Mesquite	(Prosopis glandulosa)
Mimosa, Silk Tree	(Albizzia julibrissin)
Monkey Puzzle	(Araucaria araucana)
Mulberry (all)	(Morus)
Olive	(Olea, Elenganus)
Paulownia	(Paulownia tomentosa)
Red-Tipped Photinia	(Photinia x fraseri)
Silver Maple	(Acer saccharinum)
Tree of Heaven	(Ailanthus altissima)
Vitex	(Vitex agnus-castus)

Shrubs:

Chinese Photinia	(Photinia spp.)
Common Privet	(Ligustrum sinense, L. vulgare)
Japanese Ligustrum	(Ligustrum lucidum)
Nandina (berrying varieties)	(Nandina domestica)
Photinia (all)	(Photinia)
Pyracantha, Firethorn	(Pyracantha spp.)
Russian Olive	(Elaeagnus angustifolia)
Wax Leaf Ligustrum	(Ligustrum japonicum)

Vines:

Cat's Claw Vine	(Macfadyena unguis-cati)
English Ivy	(Hedera helix)
Japanese Honeysuckle	(Lonicera japonica)
Kudzu	(Pueraria lobata)
Poison Ivy	(Toxicodendron radicans)
Vinca	(Vinca major, V. Minor)

Other:

Eurasian Watermilfoil	(Myriophyllum spicatum)
Giant Cane	(Arundo donax)
Hydrillia	(Hydrilla verticillata)
Johnson Grass	(Sorghum halepense)
Running Bamboo	(Phyllostachys aurea)
Water Hyacinth	(Eichhornia crassipes)

All plants listed in Texas Administrative Code Section 19.300 (Noxious and Invasive Plant List), and listed as Invasive and Noxious Weeds by the USDA Natural Resources Conservation Service, are also considered nuisance plants. Other plants may be prohibited at the discretion of Development Services staff on a case-by-case basis.

3.5.4.6. Low water use plants

Low water use trees, shrubs and groundcovers shall be used to the greatest extent practical.

3.5.4.7. Planting beds

Shrub and ground cover planting beds must be separated from turf grass with edging, and must have open surface areas covered with mulch or gravel.

3.5.4.8. Topsoil

Topsoil removed during construction activity must be conserved for later use on areas requiring re-vegetation and landscaping, to the maximum extent practicable.

3.5.4.9. Plant quality

Landscape plants must be free of defects, and of normal health, height, leaf density and spread appropriate to the species, as defined by American Association of Nurserymen standards.

3.5.4.10. Installation

Landscaping must be installed using sound horticultural practices, in a way that encourages quick establishment and healthy growth. Landscaping in each phase must either be installed or the installation must be secured with a letter of credit, escrow or performance bond for 150% of landscaping value before a certificate of occupancy for any building in a phase is issued.

3.5.4.11. Maintenance

Trees and vegetation, irrigation systems, fences, walls and other landscape elements are considered elements of the project in the same way as parking, building materials and other site details. The applicant, landowner or successors must be jointly and severally responsible for regular maintenance of all landscaping elements in good condition. Landscaping must be maintained free from disease, pests, weeds and litter.

3.5.4.12. Replacement

Landscape elements that are removed or dead must be promptly replaced.

3.5.5. Irrigation

3.5.5.1. Automatic irrigation required

All plants on newly developed parcels, except those developed for single household and two household dwellings, must be irrigated with underground or drip irrigation, with these exceptions:

- Plants that do not require irrigation for establishment.
- Mature xeriscape areas, with established plants that do not require irrigation for survival.
- Trees established for two years or more.

3.5.5.2. Irrigation plan required

An irrigation plan must be included in the landscape plan for site plan review, if applicable.

3.5.6. Tree preservation and removal

3.5.6.1. Tree preservation, removal and replacement: undeveloped and redeveloped sites

3.5.6.1.1. Nuisance trees

Nuisance trees, as defined in Section 3.6.4.5, may be removed from a developed or undeveloped lot anytime. Replacement of nuisance trees is not required.

3.5.6.1.2. Diseased, dangerous and dead trees

Diseased, dangerous and dead trees of all species may be removed from an undeveloped lot anytime. Replacement of removed diseased, dangerous and dead trees is not required.

3.5.6.1.3. Healthy, protected trees (native, tall, and small trees)

Protected trees (trees with a DBH of at least 18 in. which are not nuisance trees) that are healthy and located on a vacant parcel or redevelopment site may only be removed when the parcel is developed or redeveloped. A tree inventory and survey, showing the location, size, species and condition of existing protected trees on a lot, must be submitted and approved with a preliminary subdivision, site plan or building permit for a development, whichever comes first.

Site features must be designed to minimize disturbance to protected trees. Tree wells or cut areas may be used to preserve the original grade around the tree.

At least 50% of the total number of healthy protected trees must remain on the site or be relocated on a site within the PUD. Gross DBH loss of protected trees to be removed must be replaced 1:1. Replacement trees must be planted either on the development site or elsewhere in the PUD, in areas approved by Development Services staff. Replacement trees must have a DBH of at least 2 in.

A protected tree may be designated for removal if it meets one of the following criteria.

- It is in an existing or proposed easement or stormwater management system and cannot be saved.

- It is placed where it will create a safety or health hazard, or a nuisance to existing or proposed structures or vehicle or pedestrian routes.
- It is placed where it interferes with the installation, delivery, or maintenance of existing utility services to the site.

3.5.6.2. Tree preservation, removal, and replacement: developed lots

3.5.6.2.1. Nuisance trees

Nuisance trees may be removed from a developed lot anytime. Replacement of nuisance trees is not required.

3.5.6.2.2. Diseased, dangerous, and dead trees

Diseased, dangerous and dead trees of all non-nuisance species may be removed from a developed lot anytime. .

3.5.6.2.3. Healthy, protected trees (native, tall, and small trees)

Healthy native tall and small trees with a DBH of 2.5 in. or more that cannot be considered diseased, dangerous or dead may be removed if the gross DBH loss is replaced 1:1 (1 in. replaced for every 1 in. lost).

3.5.6.3. Tree removal and replacement: signs

Signs are considered nonconforming uses that should eventually be removed; trees are living things that are far more difficult to replace. Healthy trees of all species and sizes, except species defined as nuisance trees, cannot be removed with the intent of increasing the visibility of an existing sign.

3.5.6.4. Tree replacement conditions

3.5.6.4.1. Replacement plant types

Replacement trees must be a combination of native tall and short trees that keeps or brings the site in conformance with minimum required landscaping standards.

3.5.6.4.2. Replacement trees

Replacement trees must be placed on site, or in areas approved by Development Services staff.

3.5.6.4.3. Landscape requirements

Existing and replacement trees may be used to meet landscape requirements. After tree removal and replacement, the number and placement of trees on a parcel must continue to conform to landscaping requirements.

3.5.6.4.4. Maintenance

Replacement trees must be maintained in good condition for one year after planting. In that year, the property owner must guarantee survival.

3.5.6.4.5. Unauthorized removal

The gross DBH loss of trees that are removed in violation of this section by the property owner, developer or any party acting on their behalf must be replaced 2:1 (2 in. replaced for every 1 in. lost) with native tall trees. For illegal vegetation clearance to increase the visibility of signs, replacement native tall trees must be planted in the cleared area, with 1 in. DBH for every 10 sq. ft. cleared.

3.5.6.5. Tree protection during construction

3.5.6.5.1. Tree protection zone

During construction, perimeter fencing must be erected around protected trees, at least 6 ft. from the trunk or one-half of the drip line, whichever is more. Large parcels with protected trees and separated from construction or land clearing areas, street rights-of-way and utility easements may be "ribboned off," by placing post stakes at least 50 ft. apart and tying ribbon or rope from stake to stake along the perimeter. Storage or movement of equipment, material, debris or fill in the tree protection zone is prohibited.

3.5.6.5.2. Storage near trees

During construction, equipment cleaning or storage or disposal or waste material such as paints, oils, solvents, asphalt, concrete, motor oil or other material harmful to trees cannot be placed in the drip line of protected trees or group of trees.

3.5.6.5.3. Attachment to trees

Damaging attachments, wires, signs or permits cannot be fastened to protected trees.

3.5.6.5.4. Trenching

Trenches or footings must be at least 8 ft. from trunk bases, to the greatest extent practical. In the drip line of protected trees, no cut or fill may be at least 4 in. deep unless a qualified arborist or forester evaluates and approves the disturbance. When trenching for utilities, tunneling under large diameter roots is required to prevent root damage. The developer is responsible for coordination with utility companies when trenching near protected trees.

3.5.6.5.5. Root preservation

During grading, roots at least 1 in. in must be cut off cleanly with a handsaw about 12 in. behind the line of excavation. Exposed roots must be protected with moist backfill soil.

3.5.6.5.6. Grades

Raising the grade around tree trunks is prohibited. This causes trunk rotting, and serious damage or death to the tree. Finished grades must slope away from trunks to avoid water concentrated at tree bases.

3.5.7. Required site furniture

A parcel with a non-single family residential and a non-industrial use must have the following furniture. Furniture must be functional. All amenities shall be owned, operated and maintained by the private property owner.

- Sidewalks along a street: (choose 1 of the following) 1 bench, 1 trash can, 1 bike rack, or 1 masonry planter per 100 ft. linear sidewalk.
- Internal walkways: (choose 1 of the following) 1 bench, 1 trash can, 1 bike rack, or 1 masonry planter per 100 ft. linear walkway.
- Plazas: 1 bench per 50 sq. ft. and 1 trash can per 100 sq. ft. plaza area.
- Colonnades, loggias: 1 bench and 1 trash can per 50 ft.
- Bus stops: 2 benches and 1 trash can per stop.

3.6. Common Open Space

3.6.1. Required common open space

The PUD shall provide for a collection of privately owned, common open space lots set within a street system with access to the Brushy Creek park land. Common open space will be designed to (i) serve the recreational needs of the residents (ii) provide places and opportunities for interaction within the community and (iii) provide opportunities for interaction with the natural environment.

A minimum of 5 acres of land located within the Carmel Creek 100-year floodplain shall be established and maintained as common open space. An additional 15 acres of common open space shall be established within the PUD at locations within or adjacent to residential areas.

All private open space and structures thereon shall be conveyed to and permanently owned and maintained by a Property Owner's Association (POA) or other responsible entity approved by the Director. The POA may adopt rules and regulations regarding access, permitted uses, security (policing) and maintenance responsibilities for the open spaces.

Each lot designated as common open space shall include at least six thousand (6,000) square feet. The area of the common open space lot shall be measured and calculated to the property line of the affected lot.

Parking for common open space uses within the PUD may be provided with adjacent on-street parking. Off-street parking may also be provided within a common open space lot, at the option of the Developer. On-street parking will be credited toward the required parking spaces of the affected lot.

Except for undisturbed and reestablished native landscape areas, common open space shall be maintained by one of the following watering methods: an underground irrigation system; a drip irrigation system; or a hose attachment within two hundred (200) feet of all landscaping. Watering may be suspended in times of drought.

Common open space may include detention ponds that are primarily earthen, planted with plants, and functionally serve as an aesthetic and/or recreational amenity for residents. Such elements may include trails on the pond lot, water aeration fountains, shade trees and other plantings and seating. Such detention or wet ponds do not require screening.

3.6.2. Access

Common open space must be reasonably accessible to all residents of the PUD. Convenient pedestrian and vehicular access to open space must be provided. Green links and trails must be provided to common open space not readily accessible to a public street.

3.6.3. Common open space design

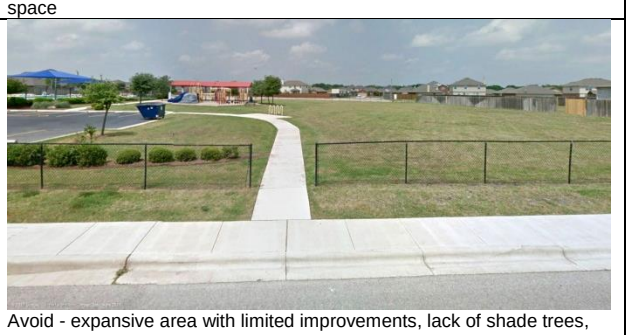
Common open space must be configured as a meaningful and functional space. Common open space land must be compact and contiguous to the maximum extent practicable, unless the land is used as a greenway or other linear park. Small, narrow, or unassigned strips in behind or between buildings is unacceptable. Designated common open space may be in a natural, undisturbed state, landscaped for more formal, open play areas, or developed for active and/or passive recreation.

Common open space lots shall include park improvements, such as trails, lighting, benches, landscape planting, irrigation and accessory buildings and shade structures. Access for police, fire or ambulance emergency providers shall be provided to private open spaces.

3.6.4. Areas not considered as common open space

The following do not meet the requirement for common open space:

- Private lots or yards not available for common use
- Public right-of-way or private streets and drives.
- Land covered by structures except ancillary structures associated with use of open space such as gazebos, picnic shelters or meeting rooms
- Detention/retention facilities, including drainage swales, unless designed for use as accessible and useable year-round community amenities by the residents of the development (e.g., picnic areas, passive recreation areas, playgrounds, ponds for fishing and/or boating, walking trails, etc.).

Good Open Space Examples	Open Space Examples to Avoid
 Functional common open space, including shade trees, jogging trail, sports court, and irrigated grass turf fronting on a public street	 Avoid - expansive, unmaintained area with scattered play structures, lack of shade, trees and walking paths and perimeter fence separating residents from open space
 Wide concrete trail graded for bike and pedestrian use within linear open space area accessible from street, undisturbed wooded and natural area and perimeter stone wall	 Avoid - left over strip of land between street ROW and perimeter fence, lack of tree cover and perimeter fence separating residents from open space
 Concrete trail, native tall trees, natural wooded area, play area, seating, planted trees, and neighborhood pool and pool house	 Avoid - expansive area with limited improvements, lack of shade trees, poorly located bike parking

3.7. Fences and Walls

3.7.1. General standards

3.7.1.1. Placement

3.7.1.1.1. Public right-of-way

Fences and walls cannot be placed in the public right-of-way.

3.7.1.1.2. Tree preservation

Fences must be placed where they will not threaten significant vegetation.

3.7.1.2. Materials

3.7.1.2.1. Finished side out

Fences with an unfinished or rough side and a finished or smooth side must be placed so the finished or smooth side faces out.

3.7.1.2.2. Prohibited materials

Materials not originally intended for use in constructing a fence are prohibited as fencing and screening materials. Examples of prohibited materials include plywood, particleboard, corrugated metal sheets (not incorporated into a frame), railroad ties, tires, door panels, and other makeshift materials.

3.7.1.2.3. Barbed wire and electric fences

Electrically charged, barbed wire and razor wire fences are prohibited. Exceptions are fences used to enclose livestock on farms, serve a public or quasi-public institution for public safety or security purposes, and temporarily securing construction vehicles and materials on a construction site.

3.7.1.2.4. Columns

Columns, pilasters, piers, finials and posts may be no more than 6 in. taller than the fence it joins.

3.7.1.3. Maintenance

3.7.1.3.1. General maintenance

Fences and adjacent landscaping must be maintained by their owners in good structural condition and repair. This includes general maintenance, painting and staining, and the replacement of broken, warped or missing portions with materials or equal or better quality that are consistent in design. Fences, walls and hedges must be vertically aligned and maintained upright; and in good structural or living condition. Angled or non-vertical fence support posts are prohibited.

3.7.1.3.2. Development perimeter walls

Individual property owners cannot alter development perimeter walls that are owned or controlled by a property owner's association without prior permission.

3.7.1.4. Landscaping

Landscaping at a fence or wall may be required per landscape requirements in Section 3.18.

3.7.2. Permitted fences, walls, and hedges

The following fence, wall and hedge types are *permitted* and optional.

Permitted fence Area / purpose	Height	Linear transparency	Acceptable types/materials
Agricultural use	no more than 5 ft.	at least 50% along at least 50% of height, excluding columns; at least 75% along entire height in clear vision area	Wire (smooth, high-tensile, woven, mesh, hog wire, cable rail) Chain link Pipe Ornamental (metal, plastic) Picket (wood, plastic) Ranch (wood, plastic) Masonry (stone, brick, similar materials) Shrubbery hedge
Residential front yard	no more than 3 ft. (36 in.)	At least 75% along entire height in clear vision area	Wood frame wire Ornamental (metal, plastic) Picket (wood, plastic) Ranch (wood, plastic) Masonry (stone, brick, similar materials) Shrubbery hedge
Residential side and rear yard	no more than 6.0 ft. (72") except that 8.0 ft. permitted on rear and side fences where adjacent to a commercial or other non-single family use.	at least 30% along at least 50% of height, excluding columns when next to trail or park; otherwise, may be solid	Wood frame wire Chain link (plastic coated; no slats. Ornamental (metal, plastic) Picket (wood, plastic) Ranch (wood, plastic) Privacy (wood, plastic) Masonry (stone, brick, similar materials) Shrubbery hedge
Tennis / basketball court	no more than 12 ft.	at least 50%	Ornamental (metal, plastic) Chain link (plastic coated only)
	Cannot substitute for other fence types when forming a boundary fence.		
Perimeter security fencing (Industrial and recreational uses only)	no more than 8 ft.	at least 75%, excluding columns in front yard; may be solid behind the building line	Ornamental (metal) Masonry (stone, brick, split face CMU, similar materials)
	Masonry must be used adjacent to outdoor storage areas.		
Temporary perimeter security fencing (construction sites only)	no more than 8 ft.	Any	Wire (smooth, high-tensile, woven, mesh, hog wire, cable rail) Ornamental (metal, plastic) Picket, lattice (wood, plastic) Ranch (wood, plastic) Privacy (wood, plastic) Chain link
	The fence must be removed when construction ends.		
Park, open space	no more than 4 ft. 5 ft. for dog park	at least 50%, excluding columns	Wood frame wire Ornamental (metal, plastic) Picket, lattice (wood, plastic) Ranch (wood, plastic) Masonry (stone, brick, decorative CMU, similar materials) Shrubbery hedge Chain link (plastic coated, for dog parks and athletic fields only)

Permitted fence Area / purpose	Height	Linear transparency	Acceptable types/materials
	Outdoor storage area fencing requirements apply to equipment storage yards and similar areas.		
Parking area: non-residential and 3+ household residential development	no more than 3.5 ft. (42 in.)	at least 75% along entire height in clear vision area	Wood frame wire Ornamental (metal, plastic) Picket, lattice (wood, plastic) Ranch (wood, plastic) Bollard and chain Masonry (stone, brick, decorative CMU, similar materials) Shrubbery hedge
Retention and detention pond or basin	no more than 6 ft.	at least 50%, excluding columns	Ornamental (metal)
Development perimeter walls along SH 130, FM 685 and UP Rail Road	6 ft. to 12 ft.	may be solid	Masonry (stone, brick, split face CMU, similar materials) Shrubbery hedge

3.7.3. Required fences, walls, and hedges

The following fence, wall and hedge types are required.

Required fence Area / purpose	Height	Linear transparency	Acceptable types/materials
Swimming pool	4 ft. - 6 ft.	at least 50%	Wood frame wire Ornamental (metal, plastic) Picket, lattice (wood, plastic) Chain link (but not at a public pool)
	Openings or gaps in the fence must be no more than 4 in. If the perimeter fencing on the lot meets these standards, an added fence surrounding the swimming pool is not required. Construction of fence must comply with ICC Building Code requirements, as adopted.		
Outdoor storage area	6 ft. - 8 ft.; may be taller if it screens tall objects	no more than 25%; must be solid when next to or visible from residential district or area	Privacy (plastic) Masonry (stone, brick, decorative CMU, similar materials)
	Should include the same materials, finishes and detailing as the host structure. Masonry (stone, brick, decorative CMU, similar materials) is required when the storage area is next to or visible from a residential district or area.		
Vehicle inventory area next to residential districts	6 ft. - 8 ft.	Must be solid	Masonry (stone, brick, decorative CMU, similar materials)
	Should include the same materials, finishes and detailing as the host structure.		
Residential development RV storage area	8 ft. - 10 ft.	Must be solid; gate may have transparency	Masonry (stone, brick, decorative CMU, similar materials)
	Must include the same materials, finishes and architectural detailing as the development perimeter wall; otherwise, must conform to development perimeter wall design standards.		
Dumpster and utility area	7 ft. - 8 ft.	Must be solid	Masonry (stone, brick, decorative CMU, similar materials)
	Must include the same materials, finishes and detailing as the host structure. Gates must be visually and structurally solid; must be metal. Dumpsters and compactors cannot be unscreened, unless they are used for a construction or demolition project on the site.		

Required fence Area / purpose	Height	Linear transparency	Acceptable types/materials
Loading area wing wall	Up to the building parapet; height determined in site plan review	Must be solid	Masonry (stone, brick, decorative CMU, similar materials)
	Must include the same materials, finishes and detailing as the host structure.		
Utility substation or facility	6 ft. - 12 ft., or sufficient to conceal the substation.	Must be solid	Masonry (stone, brick, decorative CMU, similar materials)
Development perimeter wall	6 ft. min. 8 ft. max. 4ft. max. when adjacent to open space	Any	Ornamental (metal) Masonry (stone, brick, decorative CMU, similar materials) Ornamental metal must be used in areas adjacent to common open space to preserve public views. Precast concrete walls (h-post and single panel) may only be used to replace existing stockade fence-based perimeter walls.
	Required for residential subdivisions with more than one double frontage or corner lot, where the adjacent street at the rear or side of the lots is a collector, minor arterial or major arterial street. Walls must include masonry columns with a cross-section of at least 18 in. x 18 in. at no more than 50 ft. intervals, and turning and end points.		

Fencing may also be required under buffer yard requirements in Section 2.3.5.

3.7.4. Gated communities

Gated communities are prohibited.

3.8. Outdoor Lighting

3.8.1. General Standards

3.8.1.1. Display levels and light pollution

Lighting must be designed to minimize light pollution and spillage on adjacent properties.

Illumination at the property line must be no more than 5 lux for non-cut-off lights, and no more than 15 lux for cut-off lights. Streetlights are exempted.

Illumination spillover onto adjacent residential zoned properties must be no more than 5 lux. Streetlights are excepted

Streetlights in public right-of-way shall be solar-powered wherever possible.

3.8.1.2. Shielding

Outdoor lighting must be shielded, except that at athletic fields. Shielding is achieved when light rays are not emitted above the horizontal plane of a fixture. The cone of illumination must be at least 30° downward from the horizontal plane.

3.8.1.3. Illumination of background and foreground spaces

Background spaces such as parking lots must be illuminated as unobtrusively as possible to meet the functional needs of circulation, security and safety.

Foreground spaces, such as building entrances and plaza seating areas, must use proximate lighting that defines the space without glare.

3.8.1.4. Confusion with warning devices

Lighting devices that may be confused with warning, emergency or traffic signals are prohibited.

3.8.1.5. Lighting as advertising

Lighting cannot be used for advertising or attracting attention.

3.8.2. Permitted lighting

The following light sources are permitted:

- Incandescent. Fluorescent. Warm white and natural lamps must be used to reduce detrimental effects.
- Metal halide. Light must be filtered with a glass, acrylic or translucent enclosure of the light source.
- High-pressure sodium. Must be color corrected.
- Light-emitting diode. Warm white and natural lamps must be used to reduce detrimental effects.
- Glass tubes filled with neon, argon, or krypton. Limited decorative lighting only.

Types of light sources must be consistent throughout a commercial center or master-planned development.

3.8.3. Prohibited lighting

The following light sources are prohibited:

- Laser source light.
- Strobe light.
- Flashing, blinking, or variably intense light, intentional or resulting from a defect.

Exceptions are:

- Traditional holiday lighting not used to draw attention to a sign.
- Flashing or blinking lights required by law.
- Beacon or searchlight, including temporary display. Beacons are permitted on structures where the Federal Aviation Administration requires them.

3.8.4. Light poles

3.8.4.1. Height

Maximum light pole height is:

Parking areas: 20 ft.

Pedestrian areas and drive aisles: 16 ft.

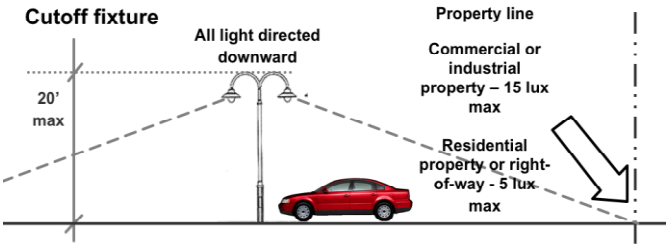
Sports fields: 50 ft.

Temporary lighting at construction sites: 50 ft.

Alley: 12 ft.

Street-local and collector: 16 ft.

Street-arterial: 24 ft.



3.8.4.2. Design

Light poles should have a base, middle and top.

Light pole design must be consistent with the style, character and period of architecture on the site.

Cobra head light poles are prohibited on pedestrian-oriented commercial streets. Decorative cobra head street light poles may be used on arterial streets, and streets in vehicle-oriented commercial and industrial areas. Where used, cobra head street light poles must incorporate a supplemental non-cobra style light mounted at a 12 ft. - 14 ft. height to illuminate the sidewalk.

Bare metal poles are prohibited.

Elevated form bases greater than 4 in. above grade are prohibited.

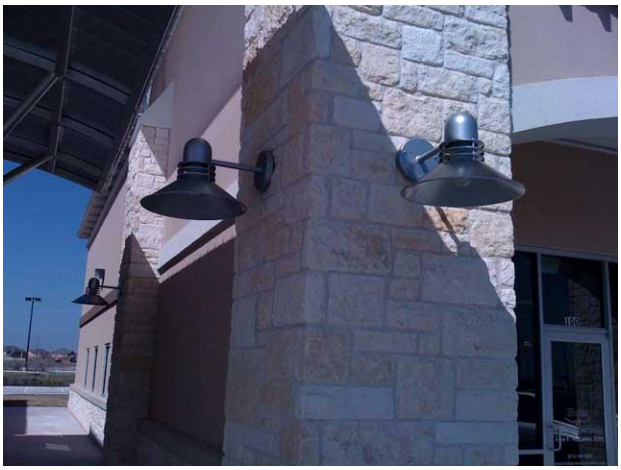
Light poles must be placed in landscape areas wherever possible. Light poles must not obstruct sidewalks or bicycle paths.

3.8.5. Attached light features

3.8.5.1. Sconces

Sconces or gooseneck lighting fixtures may be used to illuminate areas near building walls. Sconces must direct light downward against the building wall and immediately adjacent areas.

Light fixture design must be consistent with the style, character and period of the host structure.



An example of contemporary gooseneck lighting.

3.8.5.2. Wall packs

Wall packs may only be used at the rear of industrial buildings to light unsafe areas. They cannot be used to draw attention to the building or provide general building or site lighting.

Wall packs must be fully shielded to direct the light downward.

Source output per wall pack must be no more than 1500 lumens.

3.8.5.3. Awnings

Awnings and canopy fasciae cannot be internally illuminated.

3.8.6. Gas station canopies

3.8.6.1. Design

Lighting fixtures, including lenses, must be completely recessed into to the canopy ceiling if it is flat or no lower than 1 ft. above the lowest point of the canopy roof or fascia if it is sloped.

Source output per fixture must be no more than 3750 lumens.

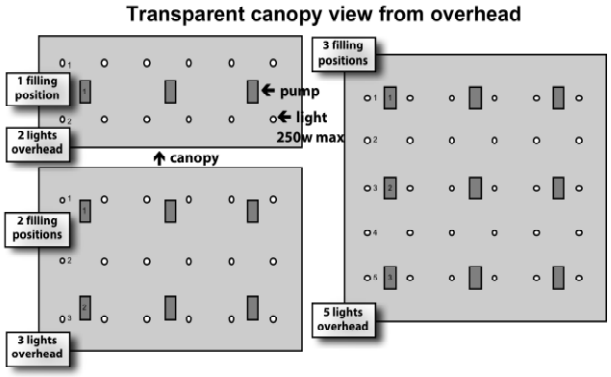
Canopy fasciae cannot be illuminated, except logo signs permitted by sign requirements in Section 3.22.

3.8.6.2. Number

Canopies one pump deep may have up to two lighting fixtures per filling space.

Canopies two pumps deep may have up to three lighting fixtures per two filling spaces.

Canopies three pumps deep may have up to five lighting fixtures per three filling spaces.



3.8.7. Flood lights

Floodlights may be used only to light sports fields, outdoor recreation areas and construction sites.

Floodlights must be fully shielded or provided with sharp cut-off ability, to minimize uplight, spill-light and glare.

3.8.8. Accent lighting

Bottom-mounted lights used to illuminate landscaping and water features, or provide visual accents, are permitted.

Pole mounted accent lighting greater than 1 ft. tall is prohibited.

Roof-mounted and rooftop accent lighting is prohibited.

Banding of building plane changes (cornices, building corners, column edges, etc.) with neon or other illumination is prohibited.

3.8.9. Signs

Signs may be illuminated internally.

Bottom mounted lights may illuminate a monument sign no more than 8 ft. tall. Lighting should not spill over the edge of the sign face and must be shielded from oncoming traffic.

Exposed bulbs that outline a sign are prohibited.

Blinking, chasing, or other changes in illumination intensity, color, or direction, intentional or not, are prohibited. This includes electronic message centers.

Open faced neon channel letters are prohibited.

3.8.10. Alternative conformance

Development Services staff may consider an alternative lighting plan. Alternative lighting plans must clearly identify and discuss modifications, proposed alternatives, and how the alternative plan will meet the intent of this section better than a plan conforming to this section. Development Services staff will consider the proposed design protects natural areas from light intrusion, enhances neighborhood continuity and connectivity, and shows innovative and creative design.

3.9. Signs

3.9.1. Permitted signs

3.9.1.1. Agricultural uses

The following signs are permitted on lots with agricultural uses, and vacant parcels not subdivided for residential use.

Type		Number	Maximum area	Maximum height	Minimum setback
Permanent	Attached (wall) or freestanding (monument, pole), at farm stands, or retail operations selling products produced on site	1	32 sq. ft.	Freestanding: 6 ft. Attached: below roofline	Freestanding: 5 ft. from property lines
	Freestanding (monument, pole), at farms, ranches, or similar operations	1 per driveway entrance	32 sq. ft.	6 ft.; 10 ft. to bottom if arched over driveway entrance	5 ft. from property lines
	A-frame	1; display only during business hours	12 sq. ft.	4 ft.	As close to the building entrance as possible
Temporary: property with construction	Freestanding (pole) or attached (wall)	1 per street frontage	32 sq. ft. per sign	Freestanding: 6 ft. Attached: below roofline	Freestanding: 5 ft. from property lines
Temporary: property for sale or rent	Freestanding (pole) or attached (wall)	1 per street frontage	32 sq. ft. per sign	Freestanding: 6 ft. Attached: below roofline	Freestanding: 5 ft. from property lines
Temporary displays	Allowed only for agricultural uses				

3.9.1.2. Residential uses

The following signs are permitted on lots with residential uses.

Type		Number	Maximum area	Maximum height	Minimum setback
Permanent: development identification	Freestanding (monument or integrated into entry feature)	2 per entrance into the development	32 sq. ft. per sign	6 ft.; may be taller if integrated into entry feature (fountain, etc.)	5 ft. from property lines
Temporary: property with construction	Freestanding (pole) or attached (wall)	1 per street frontage	4 sq. ft. per sign	Freestanding: 6 ft. Attached – below roofline	Freestanding: 5 ft. from property lines
Temporary: property for sale or rent	Freestanding (pole) or attached (wall)	1 per street frontage	4 sq. ft. per sign	Freestanding: 6 ft. attached: below roofline	Freestanding: 5 ft. from property lines
Temporary: property with model home	Freestanding (pole)	1 per house	4 sq. ft. per sign	4 ft.	5 ft. from property lines
Temporary: new residential development	Freestanding (pole) or attached (wall)	1 per entrance into the development	32 sq. ft. per sign	Freestanding: 6 ft. Attached: below roofline	Freestanding: 5 ft. from property lines
	Freestanding (flag)	1 per 50 linear feet of project frontage; up to 6 for the development	15 sq. ft. per flag	20 ft.	5 ft. from property lines
	Freestanding (pole)	1 per 50 linear feet of project frontage; up to 6 for the development	12 sq. ft. per sign	4 ft.	5 ft. from property lines
Temporary displays	Only for multiple unit household dwelling developments, subject to Section 3.22.4				

3.9.1.3. Institutional and civic uses

The following signs are permitted on lots with institutional and civic uses.

Type		Number	Maximum area	Maximum height	Minimum setback
Permanent	Freestanding (pole, monument)	1	32 sq. ft.	6 ft.	5 ft. from property lines
	Attached (awning, canopy, projecting, wall, window)	2 per wall	Building total = 0.5 sq. ft. per façade frontage ft.	Below roofline	n/a
Temporary: property with construction	Attached (wall) or freestanding (pole)	1 per street frontage	12 sq. ft. per sign	Freestanding: 6 ft. Attached: below roofline.	Freestanding: 5 ft. from property lines
Temporary: property for sale or rent	Attached (wall) or freestanding (pole)	1 per street frontage	12 sq. ft. per sign	Freestanding: 6 ft. Attached: below roofline.	Freestanding: 5 ft. from property lines
Temporary displays	Subject to Section 3.22.4				

3.9.1.4. Commercial, retail, industrial, and recreational uses.

The following signs are permitted on lots with commercial, retail, industrial and recreational uses.

Type		Number	Maximum area	Maximum height	Minimum setback
Permanent	Freestanding (monument): single use/ building sites and outparcels	1, or 2 (1 per street frontage) if on corner lot with ≥1,000 ft. of linear frontage	64 sq. ft. per sign	8 ft.	5 ft. from property lines. 100 ft. from other freestanding signs on the site.
	Freestanding (monument): multi-tenant building/retail center <100,000 sq. ft. GFA	1 per street frontage	96 sq. ft. per sign	12 ft.	5 ft. from property lines. 100 ft. from other freestanding signs on the site.
	Freestanding (monument): multi-tenant building/retail center ≥100,000 sq. ft. GFA	1 per street frontage or per 1000 ft. of linear frontage	128 sq. ft. per sign	18 ft.	5 ft. from property lines. 100 ft. from other freestanding signs on the site.
	Attached (awning, canopy, projecting, wall and window): single use/ building sites	Any, up to maximum permitted area for the wall	Front/façade: 1.0 sq. ft. per linear wall frontage ft. Side and rear walls: 0.50 sq. ft. per linear wall frontage ft. 32 sq. ft. minimum signage allocation	Below roofline	n/a
	Attached (awning, canopy, projecting, wall and window): multi-tenant building/ shopping center sites	Any, up to maximum permitted area for the tenant frontage of the wall where the signage will be placed	Same permitted area as single use/building sites, allocated by tenant frontage for an individual façade or wall. May be further restricted by master sign plan	Below roofline	n/a
	Attached (gas station canopy; instead of freestanding signs)	1 on each side	no more than 32 sq. ft. per sign	n/a	n/a
	Attached (sculptural)	1 per building or tenant space	no more than 64 sq. ft. (height at tallest point × width at widest point)	at least 50% of sculpture height below roofline or parapet wall	n/a
Temporary: property with construction	Freestanding	2 per vehicle entrance	32 sq. ft. per sign	6 ft.	5 ft. from property lines
Temporary: A-frame	A-frame	1; display only during business hours	12 sq. ft.	ft.4	As close to the building entrance as possible

Temporary: property for sale or rent	Attached (wall) or freestanding (pole)	1 per street frontage	1 sq. ft. per acre per sign, 32 sq. ft. per sign minimum allocation, not to exceed 128 sq. ft. per sign.	Freestanding: 6 ft. Attached: below roofline.	Freestanding: 5 ft. from property lines
Temporary displays	Subject to provisions of Section 3.22.4				

3.9.2. Exempted signs

These signs are permitted in all development areas, unless noted:

Address numbers and family name identification on residences.

City-owned/operated signs.

Off-site directional kiosk signs authorized by the City of Hutto.

Directional sign: one freestanding sign per curb cut in commercial, retail and industrial uses. Signs may be no more than 6 ft. tall and no more than 18 sq. ft. in area.

For sale, for rent and for lease signs on vehicles, boats, trailers and other personal property.

Garage sale signs: up to three signs, each no more than 4 sq. ft., may be displayed only while the garage sale is in progress. Garage sale signs must be placed outside of the right-of-way and public property. Garage sale signs may be placed within City of Hutto right-of-way (not County or State right-of-way) if written permission from an adjacent property owner is attached to said sign. Said garage sale sign must be removed before 5:00 PM on the last day of the sale. This amendment supersedes Chapter 8, Article 8.05 of the City of Hutto Code of Ordinances.

Hippopotamus statues no more than 3 ft. tall painted with the name, logo and/or trademark colors of the business or sponsor displaying them.

Native hippopotamus statue

Historical markers, plaques, grave markers, cornerstones and commemorative tablets.

Works of fine art that in no way identify or advertise a product or business.

National, state, local and decorative non-commercial flags, each no more than 50 sq. ft. in area, flown for their intended purpose under generally accepted flag protocol, on a flagpole or building mounted staff no taller than the maximum permitted building height in the underlying zoning district, and not acting as a form of advertising.

Open house signs: up to three signs may be used, displayed outside the public right-of-way and public property. Open house signs may be placed within City of Hutto right-of-way (not County or State right-of-way) if written permission from an adjacent property owner is attached to said sign. Said open house sign shall be displayed only while the open house is in progress or for 16 hours in a one-week period, whichever is shorter. The sign must be removed immediately after the open house. Signs may be no more than 4 sq. ft. in area, and no more than 4 ft. tall.

Public Information Signs, provided such signs are removed no more than 3 days after event.

Public utility warning and underground utility identification signs.

Religious symbols (cross, Star of David, star and crescent, etc.). Signs where the shape of a religious symbol is an integral part of the sign design are not exempted.

Signs manufactured as a standard, integral part of a mass-produced product accessory to a commercial, public or semi-public use, including telephone booths, mail and newspaper boxes, vending machines, automated teller machines, gas pumps and vacuums.

Signs, notices, placards, certificates and official papers authorized or required by statute, government agency or court.

Signs for rest rooms, accepted credit cards, business organization membership (Chamber of Commerce, Better Business Bureau, etc.), meetings of civic groups, and business hours, displayed at a business.

Signs identifying zones in parking lots, no more than 6 sq. ft. in area.

Signs on concessions and rides at special events such as fairs and festivals.

Signs painted on vehicles and trailers that are operating and registered, used in everyday business activities, parked in areas appropriate for their use as vehicles normally used during business hours, and not being used only for attracting business.

Temporary decorations and displays that are clearly associated with a national, local, or religious holiday or celebration, provided there are no fire, traffic, or pedestrian hazards.

3.9.3. Prohibited signs

The following signs are prohibited in all areas of the PUD, unless noted.

Off-premise signs, except for directional kiosk signs.

Signs with changing light, color or motion effects, intentional or resulting from a defect. This prohibition includes, but is not limited to:

- Blinking, flashing, chasing, strobe and alternating color lights, integrated into a sign or not.
- Electronic message centers.
- Signs incorporating “eye catchers” and similar shiny devices designed to reflect light and create a glimmering or flashing effect.
- Signs with animated or rotating parts.
- Signs emitting flame, smoke, steam or other visual matter.

This prohibition does not apply to:

- Electronic changeable copy/message board/variable message signs whose message portion is enclosed with glass, plastic, or other durable material and who provide an auto-dimming feature based on natural ambient light conditions. Auto-dimming feature must not allow any changeable copy/message board to exceed a brightness of 7,000 NITs in daylight or 500 NITs for night use. Such signs also cannot be animated; messages must remain static for at least sixty seconds, and display no more than four colors any one time in a static pattern.
- Signs with flashing or chasing lights on concessions and rides at special events such as fairs and festivals.
- Holiday decorations and light strings displayed during November, December and January. Light strings cannot outline or highlight a sign.
- Rotating barber poles at a legitimate barber or beauty shop.
- Rudimentary time and temperature displays that are not potentially distracting to drivers.
- Warning signs and markers placed by, or authorized by and on behalf of government agencies.

Signs placed in or over the public right-of-way or public property. The city may remove signs in the public right-of-way or on public property.

This prohibition does not apply to:

- Permanent development signs.
- Signs placed by government authorities.
- Banners placed on a light pole, utility pole, or over a street, as part of a special event of general civic interest.
- Kiosk and way-finding signs.
- Temporary garage sale and open house signs in compliance with Section 3.22.4 and this PUD.
- Signs placed on vehicles and trailers that are parked and used primarily as a sign.
- Signs and posters placed on trees, fences, light poles and utility poles, except parking lot zone signs on light poles.
- Banners, pennants, balloons, streamers, and other temporary signs, except on a temporary basis as permitted in Section 3.22.4.

Attached signs placed on a roof or above a parapet wall of a building. This prohibition does not apply to sculptural signs.

Attached domed, bullnose and bubble-style awning signs.

Freestanding signs placed where they might obscure a clear view of traffic on intersecting streets, and traffic warning and control signals and signs.

Signs that closely resemble or imitate official signs and traffic control devices.

Signs blocking doors, windows, vents, stairs and ramps.

Signs built and displayed without a sign permit, if a sign permit is required.

Signs built from materials usually used for temporary signs (cloth, thin plastic, corrugated plastic, etc.) displayed as permanent signs, except for no more than 30 days or less in place of a damaged, removed or permitted but unbuilt sign

Portable signs, including signs originally built as portable signs permanently mounted on a building or the ground.

Snipe, spam, and bandit signs.

Large objects such as motor vehicles, boats, aircraft, engine blocks, home appliances, heavy equipment, industrial machinery, and similar objects used as or included in signs.

Signs not expressly permitted in this section or elsewhere in this PUD.

3.9.4. Temporary signs and displays

3.9.4.1. Temporary displays

Temporary displays may include these items, only as permitted in Section 3.22.4:

Banners, no more than 32 sq. ft.

Banners placed over the street to identify special events of general civic interest. The banners cannot be used for commercial advertising. Sponsor identification may be displayed on no more than 25% of the banner face area.

Pennants, streamers, and small (no more than 12 in. diameter) balloons.

Balloons and other inflatable objects no more than 12 ft. in height. Balloons and inflatable objects cannot be placed on top of a building. Inflatable objects cannot have flailing or animated elements.

New development marketing flags.

A business may have up to six temporary displays in a calendar year, with a time of no more than 30 days for each display.

3.9.4.2. Construction sign display time

Temporary signs on property under construction must be removed in 48 hours after construction is complete.

3.9.4.3. Real estate sign display time

Temporary signs on property for sale or rent must be removed in 48 hours after the lease or sale of the identified property.

3.9.4.4. Temporary development sign display time

Temporary signs at developments may be displayed for up to one year, or until the last house or unit in the development is sold, whichever is later.

Temporary development signs at rental communities may be displayed for up to one year, or until 90% of units are occupied, whichever is later.

3.9.5. Substitution of non-commercial message

Noncommercial copy may be substituted for commercial copy on any permitted sign. If noncommercial copy is substituted, the resulting sign will continue to be treated as the original commercial sign under this code and will not be treated as an outdoor advertising display. Content of noncommercial copy on a sign otherwise permitted by this code may be changed without complying with provisions required for sign copy or design approval.

3.9.6. Sign design

3.9.6.1. Color

Colors for sign frames and supports must match or compliment the primary finish and colors of buildings on the site.

3.9.6.2. Illumination

Illumination must be shielded so there is no glare in the public right-of-way and adjacent properties, and directed so it does not point towards the sky.

Illumination must be steady and even over the entire sign face. The full number of lighting elements must be kept in working condition.

3.9.6.3. Materials

Internally lit channel letters and halo lit letters are preferred for attached signs. Domed, bullnose and bubble-style awning signs, and internally illuminated box signs, are prohibited as attached signs.

The sign base of permanent freestanding signs must match the dominant masonry surface material of the main building on the site.

3.9.6.4. Attached sign placement

Attached signs cannot overlap features such as cornices, eaves, window and door frames, columns and other decorative elements.

Signs must be placed at least 3 ft. from the vertical edge of a wall and other attached signs.

3.9.6.5. Attached sign height

Attached signs must be placed entirely below the lowest point of a building’s parapet wall, except signs on water towers and smokestacks.

The lowest point of a projecting or awning sign must be at least 8 ft. above the sidewalk.

3.9.6.6. Window sign area

Window signs may cover no more than 25% of a window area.

Window signs are not considered in measuring the overall sign face area on a wall.

3.9.6.7. Free-standing sign placement

Freestanding signs cannot be placed where they obscure important architectural features such as entrances, display windows or decorative elements when seen from the public right-of-way.

Freestanding signs cannot be placed in or project over the public right-of-way, or create a visual obstruction in a vertical space between 3 ft. and 10 ft. above the curb in the clear vision area.

3.9.6.8. Free-standing sign landscaping

Landscaping must form a cluster at the base of freestanding signs, in an area at least 25% of the sign height around the footprint.

3.9.6.9. A-frame signs

A-frame signs must be secured firmly in place. Securing may include anchoring to the wall of the building or weighing down with sandbags. Sandbags cannot protrude from the sides of sign.

3.9.6.10. Sign master plans

Development Services staff may require a Sign Master Plan to be submitted and approved with a concept plan or site plan for a development. Sign type, color, scheme, size and illumination in the center must be coordinated and compatible with the architectural character on the site.

3.9.7. Sign permits

3.9.7.1. Sign permit required

Sign permits are required for the following sign types:

- New permanent signs, excluding window signs.
- New development signs.
- New real estate, construction and temporary development signs at least 12 sq. ft.
- Temporary displays.
- A-frame signs (permit duration one year; may be renewed)
- Expansion to the face area or height, or change in the dimensions of an existing sign
- Change in the location of an existing sign.
- Change in the logo, name or message displayed on an existing sign, except altering the copy on changeable copy faces.

3.9.7.2. Sign permit and specific use permit approval required

Specific use permit review and approval, and a sign permit, is required for a sculptural sign.

3.9.7.3. Sign permit not required

Sign permits are not required for the following sign types:

- Exempted signs
- Window signs

3.9.7.4. Revocation

Sign permits will be revoked if there is any violation of this code or misrepresentation of any information in the permit application.

3.9.7.5. Pending violations

Sign permits will not be issued for businesses or locations where existing signs violate this PUD, except to replace an illegal sign with a legal sign.

3.9.7.6. Expiration

Sign permits expire six months after permit issuance, if the signs are not built.

3.9.8. Sign maintenance

3.9.8.1. Building code conformance

Signs must be built and maintained in conformance to structural, electrical and safety standards of the most current International Building Code, as adopted by the City.

3.9.8.2. Condition

Signs must be kept clean and in good repair, visually and structurally. Braces, bolts, clips, fastenings and supporting frames must be securely affixed to the support structure or wall. Signs must be kept free of rust, rot, insect infestations, bird nests and other deterioration.

3.9.8.3. Blank signs

Sign faces that are unreadable, not maintained, or removed, leaving only the shell or support structure, must be replaced in 30 days or the sign must be removed. This is not an exception to the prohibition of nonconforming sign replacement.

3.9.8.4. Unsafe signs

Signs that are unsecured, unsafe or in danger of falling; or damaged, destroyed, taken down or removed for any purpose other than copy change, must be removed or repaired to conform to this PUD.

3.9.8.5. Removal

When sign removal is required, the entire sign, supporting structure and any exposed foundation must be removed.

Signs painted directly on an exposed masonry wall must be removed by a process that strips the entire sign from the wall, not by painting over the sign. Signs declared historic by the Historic Preservation Commission are exempt.

3.9.9. Non-conforming and abandoned signs

3.9.9.1. Non-conforming signs

Provisions for nonconforming and abandoned signs are in **Section 10.206 of the UDC**.

3.9.9.2. Abandoned signs

Signs are considered abandoned if they:

Advertise or identify an object, person, institution, business, product, service, event or location that no longer exists or is no longer relevant; or

Abandoned signs must be removed by the sign owner, property owner or the city at the owner's expense. Abandoned signs cannot be reused. Signs declared historic by the Historic Preservation Commission are exempt.

4. SUBDIVISION STANDARDS

4.1. Lot Division and Adjustment Processes

4.1.1. Amended plat

4.1.1.1. Applicability

The amended plat process may be used for the following in the PUD:

- Adjust or relocate the boundary or lot lines between one or more adjacent lots on an approved plat, where the number of lots will not increase.
- Join two or more adjacent lots on an approved plat, where the entire plat will not be vacated.
- Correct an error or omission on an approved plat.
- Show monuments set after death, disability, or retirement from practice of the engineer or surveyor charged with responsibilities for setting monuments.
- Show the proper location or character of monuments that have been changed in location, character, or shown incorrectly on an approved plat.

4.1.1.2. Criteria and process

The amended plat process and review criteria are described in **Section 10.203.2 of the UDC.** Submittal material requirements and internal review procedure is determined by Development Services staff, and will be consistently applied for all similar projects.

4.1.2. Major subdivision

4.1.2.1. Applicability

A major subdivision permits the division of a parcel into two or more lots and/or tracts. The major subdivision process may be used to subdivide legal lots, if the subdivision is not eligible for the short form subdivision process.

4.1.2.2. Criteria and process

The major subdivision process and review criteria are described in **Section10.203.7 of the UDC**. Submittal material requirements and internal review procedure is determined by Development Services staff, and will be consistently applied for all similar projects.

4.1.3. Short form subdivision (short form final play, minor subdivision)

4.1.3.1. Applicability

A short form subdivision provides for the timely review of proposed land division that does not discernibly impact surrounding properties, environmental resources, city character or public facilities. The short form subdivision process may be used for the following land divisions:

- Division of existing legal uses with separate utilities, except nonconforming billboards. This process cannot be used to divide accessory uses from principal uses or create an opportunity for more principal uses.
- Division of an unplatted lot into four lots or less, with no new streets, with the condition that further subdivision must be approved through the major subdivision process.
- Divisions of land for public utilities, open space, schools or other public uses.

4.1.3.2. Criteria and process

The short form subdivision process and review criteria are described in **Section 10.203.14 of the UDC**. Submittal material requirements and internal review procedure is determined by Development Services staff, and will be consistently applied for all similar projects.

4.1.4. Plat vacation

4.1.4.1. Applicability

Plat vacation provides for the vacation of an entire subdivision plat if development will not occur consistent with the approved plat.

4.1.4.2. Criteria and process

The plat vacation process and review criteria are described in **Section 10.203.11 of the UDC**. Submittal material requirements and internal review procedure is determined by Development Services staff, and will be consistently applied for all similar projects.

4.1.5. Right-of-way vacation

4.1.5.1. Applicability

Right-of-way vacation permits the vacation of rights-of-way and easements that are no longer needed. Subject to review criteria, City Council may grant a right-of-way or easement vacation for any right-of-way or easement of record where the city has jurisdiction. Right-of-way vacation results in a new lot configuration, and also requires an amended plat.

4.1.5.2. Criteria and process

The right-of-way vacation process and review criteria are described in **Section 10.203.13.** Submittal material requirements and internal review procedure is determined by Development Services staff, and will be consistently applied for all similar projects.

4.2. Plat Types

4.2.1. Preliminary plat

4.2.1.1. Purpose

A preliminary plat provides detailed graphic information and associated text showing property boundaries, easements, land use, streets, utilities, drainage, and other information required to evaluate proposed subdivisions of land. The preliminary plat includes the location of required by this article and other applicable city ordinances, codes and policies. Preliminary plats cannot be recorded or used as a plat of record.

4.2.1.2. Criteria and process

Information required for preliminary plat submittal is described in the **City of Hutto Development Administrative Guide Manual.**

4.2.2. Final plat

4.2.2.1. Purpose

A final plat provides detailed graphic information and associated text showing property boundaries, easements, streets, utilities, drainage, and other information required for the maintenance of public records of the subdivision of land. Final plats are recorded and used as a plat of record, subject to the regulations in this chapter.

4.2.2.2. Criteria and process

Information required for concept plan submittal is described in the **City of Hutto Development Administrative Guide Manual.**

4.3. General Provisions

4.3.1. Required improvements

4.3.1.1. Required features

The developer or applicant must make all of the following improvements.

- Dedicate right-of-way necessary to achieve the width required by applicable transportation-related plans for streets adjoining the property.
- Reserve, but not dedicate, right-of-way for controlled access highways.
- Pave and install curbs and gutters along streets adjoining the property.
- Install sidewalks and pedestrian pathways.
- Install street signs.
- Install street lighting.
- Install development perimeter walls, if walls are required.
- For residential development, provide open space and recreational facilities.
- Install all utilities underground, excluding transmission lines.
- Provide landscaping, drainage, fire protection required for the project.

4.3.1.2. Developer responsibilities

All improvements which the developer is required to make shall be made at the developer's expense without reimbursement by the City, except as provided otherwise in this PUD or related development agreement. The City may contract with a developer to construct public improvements relating to the development in accordance with **Chapter 212, Subchapter C of the Texas Local Government Code**, as amended.

4.3.2. Timing and inspection of improvements

Unless otherwise stated, a subdivider developer cannot begin construction activities in the PUD, including clearing and/or rough grading, before first obtaining all city approvals required by this chapter.

4.3.3. Phasing plan requirements

Projects to be developed in multiple phases must meet all the following requirements unless otherwise approved by the Development Services staff.

If requested in the original application, a major subdivision may be considered for approval for phased development.

Phasing plans must be included in the first submittal and are reviewed by Development Services staff and/or other city staff and evaluated as part of the overall development plan.

Each phase of a development needs to be “stand alone” for utilities, fire protection, streets and stormwater management. Phase lines must follow reasonable and logical boundaries, such as terminating at intersections or following topographical breaks.

Phases must be constructed in the approved manner to ensure orderly and planned development.

Phases must be planned to ensure the efficient construction of adjacent future phases (phases immediately next to the subject phase, sharing a common boundary line), and to ensure that phased development is contiguous.

Lot numbers shall not be duplicated in different phases of the same subdivision.

Each proposed phase must, at a minimum, include the transportation, utility, and other public/private infrastructure shown on the proposed phasing plans, so each phase is independent of later phases.

Right-of-way and/or easements for public infrastructure servicing the respective phase must be recorded with the first plat.

Water and sewer extension permit applications for each individual phase of the project are required after plan approval.

4.3.4. Construction plans submission

4.3.4.1. Submittal

Subdivision improvement construction plans shall be submitted for review and approval by the City Engineer for all development for which public improvements are required.

4.3.4.2. Developer must retain engineer

The developer must retain the services of an engineer registered in the state of Texas, whose seal shall be placed on the subdivision improvement construction plans in accordance with the Texas Engineering Practice Act. The engineer shall be responsible for the services described in City Standards. The services performed by the engineer shall be as designated in the latest edition of the “Manual of Professional Practice – General Engineering Services,” published by the Texas Society of Professional Engineers, and shall include both design and inspection as defined in this code.

4.3.4.3. Submittal content

Except as provided in this code, after preliminary plat approval, subdivision improvement construction plans may be submitted to the City Engineer for approval. The subdivision improvement construction plans submittal shall include all of the information specified in the Development Administrative Guide.

4.3.4.4. State review

All subdivision improvement construction plans must comply with the Texas Accessibility Standards administered by the Texas Department of Licensing and Regulation (TDLR) and the Americans with Disabilities Act of 1990, as amended. The developer shall submit applicable portions of the subdivision improvement construction plans to TDLR for review. Upon the completion of construction, the developer shall request inspection of all pedestrian facilities by the TDLR and pay all necessary fees. The City will not accept the public improvements until the developer provides evidence that the plans have been reviewed and approved by TDLR and that payment of the required inspection fees has been made.

4.3.4.5. Expiration of approval subdivision improvement construction plan

The subdivision improvement construction plans will expire 2 years from the date of approval by the City Engineer if construction has not commenced. Even after construction has commenced, the approved subdivision improvement construction plans will expire 3 years from the date of approval. If approved subdivision improvement construction plans expire, the plans shall be resubmitted for review and approval to ensure compliance with the current design and construction standards.

4.3.4.6. Pre-construction conference

After the approval of the subdivision improvement construction plans, a pre-construction conference shall be required to commence construction of the public improvements. Said conference shall be held with the City Engineer and include the following persons: developer, developer's contractor, developer's engineer, and other parties as determined by the City Engineer.

4.3.5. Construction of public improvements

4.3.5.1. Requirement

All public improvements required by these regulations shall be installed and constructed by the developer, or his successors in title, within 3 years from the approval of the subdivision improvement construction plans. All improvements shall conform to the provisions of this PUD and approved plans.

4.3.5.2. Failure to complete improvements

Where public improvements are not completely installed and constructed within 3 years, the City may do the following:

- Where an additional fiscal surety was required, obtain the funds to complete the public improvements using a third party selected by the City; and/or
- Exercise any other rights available under the law.

4.3.5.3. Sidewalk construction

- Sidewalks for single-family and two-family lots

Except as provided in this PUD, a developer shall install sidewalks on the rear of double frontage lots, on the side of a corner lot, and where shown on the subdivision improvement construction plans.

- Sidewalks for single family attached, multifamily, and non-residential lots

  A developer shall install sidewalks for single family attached, multifamily, and non-residential lots that abut a public street and where shown on the subdivision improvement construction plans. A subdivision shall not be accepted until the sidewalk has been constructed in accordance with the regulations of this PUD and has been inspected and approved by the City Engineer.

- Deferment of sidewalk construction

  Sidewalks shall be installed in accordance with this section except under the following circumstances, as determined by the City Engineer:

  - Where the existing cross-section of street makes immediate construction of a sidewalk impractical;
  - Where a non-residential subdivision abutting an existing street is isolated from any other sidewalk by a distance of twice the frontage of the subdivision; or
  - Where construction or reconstruction of the road where a sidewalk is to be placed is imminent and the sidewalk would be destroyed if constructed.

  The City may require a cash payment by the developer in lieu of construction of the sidewalk if the Planning and Zoning Commission determines that the sidewalk should not be built within the 3-year period of the construction plans. The cash payment shall equal the cost of constructing and installing the sidewalk at the time of acceptance of the public improvements. The developer shall pay the cash payment prior to the acceptance of the public improvements by the City.

- State review

  All sidewalks must comply with the Texas Accessibility Standards administered by the Texas Department of Licensing and Regulation (TDLR) and/or with the Americans with Disabilities Act of 1990, as amended, whichever is more restrictive. The developer shall submit its sidewalk plans to TDLR for review and, upon completion of its construction, for inspection. The City will not accept public improvements until the developer provides evidence that the sidewalk plans have been reviewed and approved by TDLR. The developer is responsible for all fees associated with the State plan review and inspection, and must submit to the City evidence of payment of all required inspection fees.

4.3.5.4. Benchmarks

- *Designation*
  A permanent benchmark shall be designated with each addition or subdivision. Benchmarks shall be located on public property in a location acceptable to the City Engineer. Benchmarks are considered public improvements and shall consist of a brass disk, approved by the City Engineer, set in a concrete structure of such mass and dimensions and constructed on an unyielding foundation that, in the opinion of

the City Engineer, will ensure the integrity of the benchmark.

- *Installation*
  Prior to the acceptance of the public improvements, benchmarks shall be installed by the developer. The elevation, horizontal datum, and description of each benchmark installed shall be certified by a surveyor and submitted to the City Engineer. In the event that public improvements are not required, benchmarks shall still be installed by the developer and the certification and description provided to the City Engineer prior to plat recordation.

- *Modification*
  The City Engineer may modify the benchmark requirement is he/she determines one of the following:
- The requirement would create needless redundancy of benchmarking because of an established public benchmark exists in the immediate vicinity, is readily accessible, and will not be removed or made inaccessible by construction associated with the addition or subdivision;
- The requirement creates undue hardship on the developer;
- There is no feasible opportunity to install a brass disk in a suitable structure. In this case, the City Engineer may approve a permanent benchmark established in conformance with generally accepted surveying and engineering practices; or
  Lack of development within the subdivision or addition

4.3.6. Restrictions on certificate of occupancy

City staff cannot issue certificates of occupancy for development until staff certifies the developer or subdivider has installed all improvements in conformance to the requirements of this section and the approved final plat and construction drawings. All improvements must be functional and under the warranty period for maintenance.

4.3.7. Construction traffic and alternative routes

Construction traffic from the development of new subdivisions and/or site plans shall be required to use a reasonable alternative route until 75% of the total certificates of occupancy are issued in the new development boundary as identified with the associated subdivision/site plan. If no reasonable alternative route exists, existing public streets may be used.

4.3.8. Street signs

Street name signs conforming to city design standards must be placed at street intersections. The subdivider or developer must install the signs before city acceptance of required improvements. Street signs are included in improvements where fiscal surety may be submitted instead of completed improvements. The subdivider or developer is required to replace or repair street signs that are damaged during construction.

4.3.9. Street lights

The property owner or developer must install street lighting along proposed public and/or private streets, streets, and along existing streets adjoining the property. Development Services and Public works staffs approve street light location and design. Illumination must conform to lighting regulations in Section 3.22. The subdivider or developer is required to replace or repair lights that are damaged during construction.

4.4. Assurances for Improvement Completion

4.4.1. Improvements or surety instrument before final plat recording

On approval of a final plat by City Council, but before recording, the applicant must:

Construct all improvements as required by this chapter, and provide a surety instrument guaranteeing their maintenance as required in this code; or

Provide a surety instrument in accordance with this PUD guaranteeing construction of all improvements required by this article and in this PUD and other applicable regulations.

4.4.2. Completion of improvements

Before the final plat is recorded, the developer must:

Complete all improvements required by this article according to the approved construction plans and subject to the City Engineer's approval and the City's acceptance, except as otherwise provided.

Construct all sidewalks in common areas and at street corners as shown on the approved final plat and according to the City's regulations or the City's standard details and specifications. Sidewalks must be constructed and approved for each lot before a certificate of occupancy is issued.

4.4.3. Fiscal security

A developer must post fiscal security with the City prior to a request for recordation of the final plat if the public improvements have not been accepted by the City and provided that the subdivision improvement construction plans have been approved by the City Engineer.

4.4.3.1. Amount

The amount of fiscal security posted by the developer shall equal the estimated cost plus ten percent to complete the public improvements that have not been accepted. The developer's engineer must provide the City Engineer with a sealed opinion of the probable cost for his approval.

4.4.3.2. Types

- A developer may post as fiscal security:
- A performance bond; or
- A letter of credit, approved by the City Attorney.

4.4.3.3. Return of fiscal security

The City shall return the fiscal security to the developer when the City accepts the public improvements.

4.4.3.4. Expenditures of fiscal security

The City may draw on the fiscal security and pay the cost of completing the public improvements if it determines that the developer has breached the obligations secured by the fiscal security or the 3-year time period for the installation of the required public

improvements has expired. The City shall refund the balance of the fiscal security, if any, to the developer. The developer shall be liable for the cost that exceeds the amount of fiscal security, if any.

4.4.4. Inspection and acceptance

4.4.4.1. Entry and inspection

The City Engineer and other City employees shall have the right to enter upon the construction site for the purpose of conducting inspections. The City Engineer shall conduct inspections of the public improvements during construction to ensure general conformity with plans and specifications as accepted. If the City Engineer finds, upon inspection, that any of the public improvements have not been constructed in accordance with City ordinances, then the developer shall be responsible for making the necessary changes to insure compliance.

Upon completion of the public improvements, the developer shall arrange with the City Engineer for a final inspection to determine that the public improvements have been installed in conformity with the approved subdivision improvement construction plans. The developer shall pay all necessary inspection fees prior to the acceptance of the public improvements by the City.

4.4.4.2. Acceptance of improvements

Request acceptance of improvements
Upon completion of the construction of the public improvements, the developer shall request that the City accept the improvements for maintenance. Concurrent with the request for acceptance of the public improvements for maintenance, the developer shall submit all information required for acceptance of improvements specified in the Development Administrative Guide.

4.4.5. Maintenance of improvements

The developer shall be responsible for the maintenance and repair of all public improvements for 2 years after acceptance of said public improvements by the City. Prior to acceptance of improvements by the City pursuant to Section 4.4.4.2, a 2-year maintenance guarantee, in favor of the City, shall be provided by the developer by means of a warranty bond, subject to approval of the City.

4.5. Construction Standards

4.5.1. General

Construction for streets and drainage must conform to the City of Hutto Standard Details and the City of Georgetown Construction Specifications and Standards.

Construction standards and specifications for electrical and gas utilities must be in conformance to the standards of the approved utility provider.

4.6. Lot Configuration

4.6.1. Lots

4.6.1.1. General standards

Size, shape, and location of lots must be established considering topographic conditions, contemplated uses, and the character of the surrounding area.

Lot sizes and building setback lines must conform to the minimum lot area, minimum lot width, and minimum yard standards required in the underlying zoning district.

Lots that front on more than one street other than corner lots, resulting in the need for a large development perimeter wall facility, should be minimal or avoided.

Side lot lines must be substantially at right angles or radial to street alignments.

4.6.1.2. Lot width

Lot width at the street right-of-way line at the end of a cul-de-sac or the outside of a sharp curve must be at least 20 ft., to accommodate driveways, drainage facilities and utilities.

4.6.1.3. Lot shape

Lots should be as rectangular as practicable. Sharp angles between lot lines should be avoided.

4.6.1.4. Lot numbering

Lots must be numbered consecutively in each block. Lot numbering may be cumulative throughout the subdivision if the numbering continues from block to block in a uniform manner approved on a preliminary plat.

Blocks must be numbered consecutively in the overall plat and/or sections of an overall plat as recorded.

4.6.2. Easements

Easements must be dedicated for dry and wet utilities, drainage ways, and access paths where necessary, and may be required across parts of lots (including side lines) if in the opinion of the city, they are needed.

Utility easements should be located where they will not prevent tree planting in tree lawns.

4.7. Parkland Dedication

4.7.1. Dedication procedure

4.7.1.1. Parkland Dedication

Parkland dedication requirements set forth in this Ordinance shall satisfy all parkland requirements of the City with respect to the PUD. A minimum of 26.9 acres of land within the Brushy Creek 100-year floodplain within the PUD, as generally depicted **Exhibit A, PUD Concept Plan**, shall be dedicated to the City as parkland.

With the consent of the City, parkland may be conveyed to a third party for later conveyance to the City of Hutto, provided no additional costs are incurred by the developer.

Except as provided herein, no parkland dedication, cash payment in lieu of parkland dedication or improvements in lieu of parkland dedication shall be required for the PUD. The area to be dedicated must be shown on the preliminary plat and final plat; and must be included in the dedication statement. Dedicated parkland must meet the requirements and guidelines of this section.

4.7.1.2. Parkland trail improvement

The developer shall be responsible improving the parkland with a 10 ft. wide concrete shared use trail that is consistent with the City of Hutto Parks, Recreation, Open Space and Trails Master Plan. The shared use trail shall be located in the Brushy Creek 100-year floodplain and extend from the FM 685 ROW to the SH 130 ROW. The alignment of the trail shall be approved by the Parks and Recreation Director prior to construction. The trail alignment must be shown on the preliminary plat and final plat of the parkland.

At the City's option, the trail may be constructed by the developer and conveyed to the City upon acceptance, or cash may be paid to the City in lieu of the trail construction. The cash amount will be based on a construction estimate of the trail. If constructed by the developer, the trail construction must be constructed and accepted prior to the completion of the first phase of residential development, unless an alternative date is agreed upon by both the developer and Parks and Recreation Director. Maintenance of the trail shall be the responsibility of the City of Hutto.

4.7.1.3. Dedication required before plat recording

Land requirements must be met before the plat is recorded.

4.7.1.4. Dedication by warranty deed

Parkland must be dedicated to the city by general warranty deed, and acceptable evidence of clear title and payment of all taxes must be provided to the city.

4.7.1.5. Improvements by park site

The subdivider or developer is responsible for installation of public improvements next to the park site including, but not limited to, curb and gutters, streets, sidewalks, and storm drainage facilities made necessary by the development.

4.7.2. Nature of parkland

4.7.2.1. Access

Convenient pedestrian and vehicular access to park land must be provided. In areas of parkland not fronting a public street, access by frequent green links or public paths must be provided.

4.8. Pedestrian and Bicycle Facilities

4.8.1. Sidewalks

4.8.1.1. Location

Sidewalks must be installed on both sides of all public streets, except limited access highways and loop lanes.

Sidewalks must be placed inside the public right-of-way as close to the outer edge of the right-of-way as possible, to provide a tree lawn at least 5 ft. deep, except that sidewalks may be placed in an access easement on private property.

Sidewalks may meander to avoid trees, utility poles and boxes, and other obstacles; and for aesthetics.

4.8.1.2. Timing of sidewalk construction

The builder or developer of a site must build a sidewalk when the adjacent site is developed. When streets are built, the subdivider or developer must also build sidewalks along streets adjacent to amenity centers, open space, easement rights-of-way, and land dedicated for parks and other purposes.

Sidewalks located along collector and arterial streets must be built at when the thoroughfare is constructed.

All required sidewalks must be built before a certificate of occupancy is issued.

4.8.1.3. Connectivity

Sidewalks must connect to existing adjacent sidewalks, or be designed and placed to allow connection to future adjacent sidewalks. Required sidewalks serving non-residential lots must connect to parking in the lot and to primary building entrances. Required connections may include street crosswalks but may not span distances of at least 50 ft. without an improvement to protect pedestrians from vehicles.

Sidewalks must be installed to provide all residential areas with direct access to all neighborhood facilities, including schools, parks and playgrounds, places of worship and assembly, shopping centers, amenity centers, and public transit stops, wherever possible.

4.8.1.4. Pedestrian crossing

Pedestrian crossings must be made safer for pedestrians whenever possible by shortening crosswalk distance with curb extensions, reducing sidewalk curb radii, and eliminating free right-turn lanes, where practical. Signals allowing longer crossing times in shopping districts, mid-block crossings in high-pedestrians use areas, corner neckdowns, textured pavement, and medians must be provided as appropriate.

Adequate signs and street markings must be provided for all crosswalks

4.8.1.5. Easements

Easements for sidewalk connections to adjacent required sidewalks not yet built are required. Easements for all accessways are required.

Easements must be established to provide public access for sidewalks, pedestrian paths/ trails / greenbelts, or bicycle trails identified in applicable city plans.

4.8.2. Bicycle paths and lanes

4.8.2.1. Location

Bicycle lanes must be incorporated in the design of arterial streets located within residential areas of the PUD, and wide outside lanes must be incorporated in the design of major collector streets. On local streets and residential collectors low traffic speeds and volumes allow bicyclists and motorists to safely share the street and bike lanes, therefore, are not required.

4.8.2.2. Construction standards

Design and construction of all bicycle facilities must meet or exceed standards in the "Guide for Development of Bicycle Facilities" published by the American Association of State Highway and Transportation Officials (AASHTO). Signing and pavement markings for such facilities must conform to the Manual on Uniform Traffic Control Devices (MUTCD).

4.8.3. Multi-use paths

While not encouraged to substitute for a good system of on-street facilities, multi-use paths may be used to enhance pedestrian and bicycle travel where the existing circulation system does not serve these patrons well or provide corridors free of obstacles. Paths must connect to the street and sidewalk system safely and conveniently, and must meet the following requirements and those in city design standards.

Path connections must be well signed with destination and directional signing.

Paths must be located in corridors that serve origin and destination points such as residential areas, schools, shopping centers, and parks.

Paths must be built in locations that are visible and easily accessible, for the personal safety of users.

Whenever possible, paths must be designed so motor vehicle crossings are removed or significantly minimized. Where crossings exist, they must be carefully designed to ensure the safety of the users. Where multi-use paths are proposed to run parallel with streets, they must be offset at least 6 ft. from the back of the curb.

Paths must be constructed of durable, low-maintenance materials, with sufficient width and clearance to allow users to walk or bike at reasonable speeds. Paths must be at least 8 ft. wide.

Where multiple uses are intended (e.g., shared pedestrian and bicycle traffic) the path should be 8 ft. wide whenever possible.

4.9. Street Classifications

4.9.1. Alley

An alley (residential or commercial) is a public street designed to provide access to the rear or side of a lot including garage access, solid waste access, fire access and utility easements.

- Alleys are required for all residential lots fronting on a Residential Lane
- Alleys are required in Non-Residential areas where it is necessary to provide for adequate access for service vehicles, off-street loading or unloading, access for emergency vehicles or similar reasons consistent with the intent of this PUD.
- Alleys may not access arterial streets.
- All alleys shall have at least two direct access points to public streets and are subject to block length criteria included in this PUD.

Alleys shall be dedicated to the public.

4.9.2. Green lane

A green lane has no road surface, but rather takes the form of a park or pedestrian plaza fronted by single household dwellings, two to four household dwellings, and/or townhouses or rowhouses.

- Green lanes cannot access arterial streets
- Facades and front porches (if any) of dwellings on lots fronting green lane must face the lane, not the alley

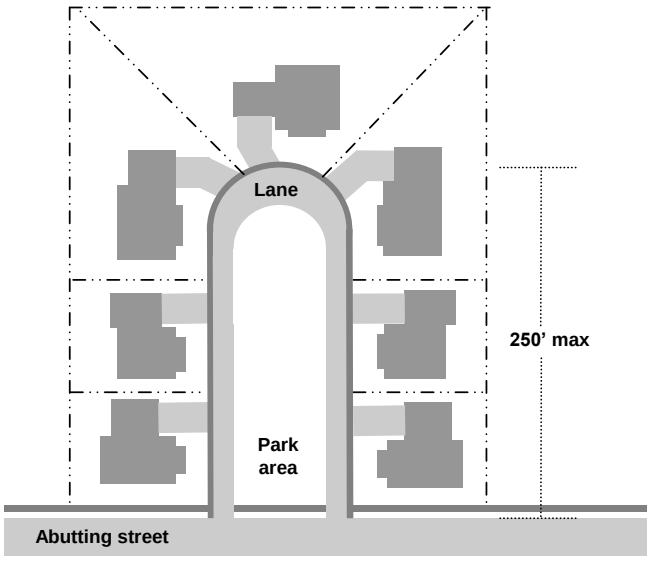
A homeowner association shall maintain the groundcover and vegetation of the green lane.

4.9.3. Loop lane

A loop lane is an alternate street design that offers a turnaround in place of a cul-de-sac. A loop lane provides open space instead of the expanse of asphalt paving found in a standard cul-de-sac.

- Loop lanes may not access arterial streets.
- The lane must be dedicated to the city.
- A homeowner association shall maintain the green space.

Utilities and water detention may be located in the green space.



4.9.4. Residential lane

A residential lane serves up to 80 dwelling units is expected to carry less than 800 vehicles per day.

- On-street parking, where provided, shall be provided in additional bays.
- Continuous sidewalks and street trees at regular intervals are required on both sides of the residential lane

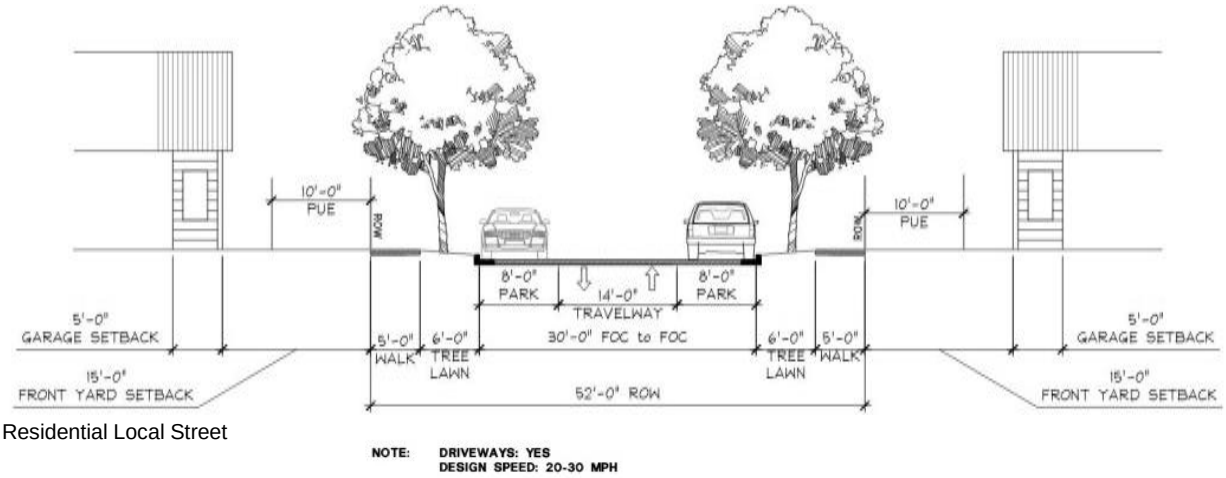
Street Trees in the tree lawns

4.9.5. Residential local street

A Residential Street generally serves up to 80 dwelling units and is expected to carry less than 800 vehicles per day.

- Continuous sidewalks and street trees at regular intervals are required on both sides of a residential street

- Driveway access to residential units is permitted.
- Alleys are permitted in conjunction with Residential Streets, but are not required.
- On local streets, no driveway is permitted closer to a corner than 50 feet.

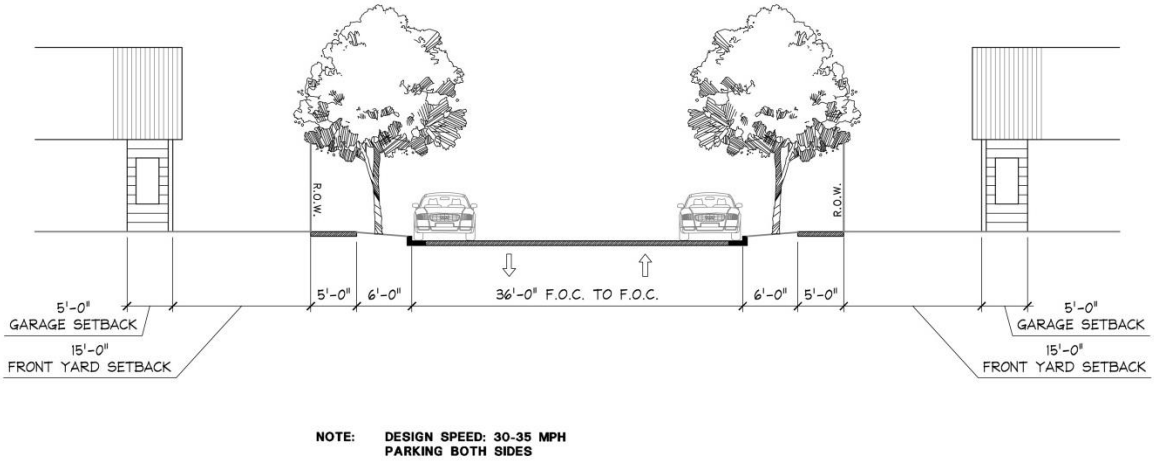


Residential Local Street

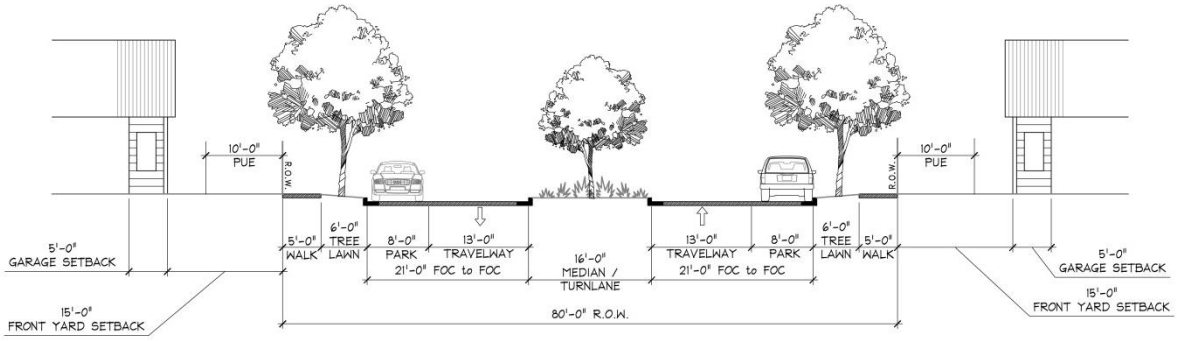
4.9.6. Residential collector

A Residential Collector and Divided Residential Collector is a street type that has an actual or anticipated traffic flow of 800 average daily trips (ADT) or greater.

- Continuous sidewalks and street trees at regular intervals are required on both sides of a residential collector.
- A Residential Collector may provide access to any type of residential unit.
- A Residential Collector shall provide two-through lanes for traffic
- A Residential Collector shall provide parking on both sides of the roadway.
- Driveway access to single-family or two-family dwelling units is permitted when spaced no less than 50 feet apart measured from center to center.
- On collector streets, no driveway is permitted closer to a corner than 100 feet.
- Planted medians are permitted on a Divided Residential Collector.



Residential Collector



Divided Residential Collector

4.9.7. Major collector street

A Major Collector is a street that has an actual or anticipated traffic flow of 2500 ADT or greater.

- A Major Collector is generally shown in the City's Comprehensive Plan, however; they may be required in other locations based on the size and density of development.
- A Major Collector shall provide access to all types of commercial and industrial uses.
- A Major Collector shall provide for two through lanes with parking on each side or four through lanes.
- No driveway access to single-family or two-family dwelling units is permitted.
- Medians may be allowed with approval of City Staff.
- Continuous sidewalks and street trees at regular intervals are required on both sides of a major collector street.

4.9.8. Minor arterial street

A Minor Arterial is a street whose main purpose is to serve as a major route through and between different areas of the City.

- A Minor Arterial is generally shown in the City's Comprehensive Plan, however; they may be required in other locations based on the size and density of development.
- Minor Arterials have two through lanes in each direction separated by a median.
- No parking is permitted.
- No driveway access to single-family or two-family dwelling units is permitted.
- Continuous sidewalks and street trees at regular intervals are required on both sides of a minor arterial street.

4.9.9. Major arterial street

A Major Arterial is a street, including Interstate Highway Service Roads, whose main purpose is to serve as a major route into, out of or across the City.

- These streets are generally shown in the City's Comprehensive Plan, however; they may be required in other locations based on size and density of development.
- Major Arterials have at least three lanes in each direction separated by a median.
- Interstate Highway Service Road standards are established by the Texas Department of Transportation and do not include a bicycle lane within the street Section.
- No parking is permitted.
- Continuous sidewalks and street trees at regular intervals are required on both sides of a major arterial street.

4.9.10. Private interior drive

Development within the PUD, including multifamily and single family uses, may be organized to include private interior drives which serve residents. Private interior drives, if any, shall be maintained by the Property Owners Association (POA) and shall comply with all City fire and emergency regulations. All private interior drives shall be a minimum pavement width of twenty (20) feet.

4.9.11. Street classification standards

Standard	Alley	Green Lane	Loop Lane	Residential Lane	Residential Local	Residential Collector	Divided Residential Collector	Major Collector	Minor Arterial	Major Arterial
ADT (Avg Daily Traffic)	---	--	<150	< 800	< 800	> 800	>800	> 2500	> 12,500	> 24000
ROW (Right of Way)	20	50	92	49	52	58	80	66	110	135
FOC – FOC (Face of curb to Face of curb)	--	--	20	24	30	36	2 @21	44	82	106
Length	--	< 250	< 250	#	#	#	#	#	#	#
Lanes	1	n/a	1	2	2	2	2	2-4	4	6
Lane Width	20	36-40	11-12	10-12	8-14 (includes parking)	10	10	10-12	12	12
Median Width	---	---	---	---	---	---**	16'	---**	24	24
Design Speed	---	---	15	20-25	20-25	25-30	25-30	30-35	35-45	35-45
Driveways	Yes	Alley	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Parking	No	#	Yes	Yes*	Both Sides	Both Sides	One Side, Each Way	Both Sides***	No	No
Tree Lawn	No	No	No	5', both	6', both	6', both	6', both	6', both	6', both	6', both
Sidewalks	No	4', both	4', both	4', both	5', both	5', both	5', both	5', both	5', both	5', both

Commercial Driveway Spacing for City / County Controlled Roadways and State System Highways										
Posted Speed (MPH)					Driveway Spacing (Feet)					
< 30					200					
35					250					
40					305					
45					360					
50					425					

Unless otherwise specified, all width dimensions are in feet and speeds are in mph.
Refer to standards defined elsewhere in this chapter
* On-street parking, where provided, shall be provided in additional bays
** Median allowed with approval of City Staff
*** 2 Lane Roadways Only

4.10. Street Design

4.10.1. Right-of-way width measurement

Right-of-way width is measured from front lot line to front lot line of opposite lots.

4.10.2. Geometry

4.10.2.1. Horizontal alignment

Maximum deflection in alignment permitted without the use of a curve shall be ten degrees.

4.10.2.2. Arterial street curves

Curves in arterial streets shall be designed in accordance with design speed standards found in AASHTO manual, with exceptions to this standard granted only by the Final Approval Authority.

4.10.2.3. Collector street curves

Curves in collector streets shall be designed in accordance with design speed standards found in AASHTO manual, with exceptions to this standard granted only by the Final Approval Authority.

4.10.2.4. Local street curves

Curves in local streets shall be designed in accordance with design speed standards found in AASHTO manual. The requirement for local streets exempts 90-degree or 'elbow' curves provided a radius of 50 ft is provided.

4.10.2.5. Reverse curves

Reverse curves shall be separated with a minimum tangent of 100 feet.

4.10.2.6. Vertical curves

Vertical curves shall be designed in accordance with AASHTO standards.

4.10.2.7. Cul de sacs and temporary turnarounds

- Cul-de-sac bulbs or turnarounds must have a paved radius of at least 50 ft. for single household and two-household use, and at least 60 ft. for other uses. A landscape island located in the center of the bulb is permitted.
- No more than 200 projected average daily trips (using ITE standards) shall be allowed for any cul-de-sac longer than 200 feet.

- Temporary turnarounds meeting the requirements outlined in the most recently adopted IFC shall be provided at the end of streets more than 100 feet long that will be extended in the future. The following note should be placed on the plat: “Crosshatched area is temporary easement for turn-around until street is extended (give direction) in a recorded plat.” No temporary dead-end street in excess of 400 feet may be created unless no other practical alternative is available. A sign must be posted at the turnaround stating the street may be extended in the future.

4.10.2.8. Reserve strips

Reserve strips or “spite strips” at the end of streets are prohibited.

4.10.3. Intersections

4.10.3.1. Intersection angle

Streets must generally intersect at a 90° angle, except that variations of greater than 10° on collector and local streets and greater than 5° on major and minor arterials must be approved by the city engineer.

4.10.3.2. Radius at corners

Local and collector street corners must have a 10 ft. - 15 ft. radii; acute corners must have a 20 ft. - 25 ft. radii.

Arterial street corners must have a 20 ft. - 25 ft. radii.

Buildings, signs or parking is prohibited in the area between the corner curves and the chord connecting the ends of the curves except as approved by planning staff or the city engineer.

Street intersections with one or more residential collector level and higher classified streets must include 25 ft. right of way flares/cutbacks. The flare/cutback is measured along tangents from the point of intersection of the two right of way lines.

4.10.3.3. Center line tie with existing streets

New streets intersecting with or extending to meet existing streets must be tied to the existing street on centerline with dimensions and bearings to show relationship.

4.10.3.4. Partial or half streets

Partial or half streets are strongly discouraged. Partial or half streets may be provided only where the city finds a street should be located on a property line, where the proposed road has a center median.

4.10.4. Traffic calming

4.10.4.1. Horizontal deflection improvements

Traffic calming improvements that use horizontal deflection, including traffic circles, corner neckdowns, chicanes, tapers, landscape medians, are permitted. Horizontal deflection improvements may encroach into the required paved area for a street type

described in this Ordinance, if reasonable access is not obstructed. The city engineer and Development Services staff must approve the design and implementation of horizontal deflection improvements.

4.10.4.2. Vertical deflection improvements

Traffic calming improvements that use vertical deflection, including speed bumps, speed humps, speed cushions, and speed tables, are strongly discouraged. The city engineer and Development Services staff must approve the design and use of vertical deflection improvements.

Speed tables, if used, should be integrated into pedestrian crossings at intersections and green links.

Speed humps and speed cushions, while strongly discouraged, are preferable to speed bumps.

4.11. Street Grid, Circulation, and Connectivity

4.11.1. General alignment

The precise alignment of thoroughfares included in the Plan may be varied to allow adjustments that increase the compatibility of the right-of-way with natural or manmade features such as steep slopes, waterways, wildlife habitats, neighborhoods, historic structures or existing roadways.

4.11.2. Street arrangement and internal connectivity

4.11.2.1. Conformity to plan

Width and location of streets must conform to the underlying concept plan and the transportation element of community, neighborhood and other applicable land use and development plans.

4.11.2.2. Topography

The street system must have a logical relationship to the natural topography of the ground.

4.11.2.3. Street Connectivity

The street network in a residential development must be strongly promoted, unless Development Services staff finds it impractical due to creek and drainageways, existing right-of-way, and/or natural features. If this requirement is waived, 5 ft. wide pedestrian trails in at least 15 ft. green links must link cul-de-sacs and provide through-block access where Development Services staff finds pedestrian connectivity is needed.

4.11.2.4. Collector street connectivity

All collector-designated streets shall connect on both ends to an existing or planned collector or higher-level street.

4.11.2.5. Blocks

4.11.2.5.1. Maximum block length

Residential local street block lengths shall be no more than 600 ft., excepting along SH 130, the Union Pacific railroad right-of-way, 100 year floodplain and streets crossing a transmission line easement. Block lengths shall be measured along the block face from intersecting curb to intersecting curb.

4.11.2.5.2. Block depth

Blocks should have sufficient width to allow two tiers of lots of appropriate depth. Alleys giving access to the rear of lots on a block is strongly encouraged.

4.11.2.5.3. Single-tier blocks and double-frontage lots

- Residential blocks with one tier of double frontage lots are strongly discouraged. Alternative block configurations not relying on single tier blocks or long stretches of double frontage lots to separate residential development from through traffic and arterials, or placement of higher density multiple household residential development along arterial streets, is encouraged.
- For residential double frontage lots, there must be an easement at least 10 ft. deep abutting a traffic arterial or other disadvantageous use, dedicated to the appropriate governmental entity, with no right of cross access. There must also be at least a 10 ft. deep tract or easement on the other side of the property line abutting a traffic arterial or other disadvantageous use, for a development perimeter wall and landscaping buffer.

4.11.2.6. Mid-block green lengths

Except for perimeter block frontages along SH130, UP railroad and FM 685, green links at least 12 ft. wide including a sidewalk that is at least 5 ft. wide must be placed near the

center and entirely across blocks that are greater than 800 ft. long, to give convenient pedestrian circulation through the development. Green links must be landscaped in conformance to landscaping standards for connecting walkways in this PUD, and maintained by the underlying homeowner association.

4.11.2.7. Circulation

- Each subdivision shall provide for the continuation of all arterial streets and highways as shown on the City's Comprehensive Plan. Arterial streets should be located on the perimeter of the residential neighborhood.
- Collector and local streets should be designed to provide access to each parcel of land within the residential neighborhood and within industrial areas. They should be planned so that future urban expansion will not require the conversion of minor streets to arterial routes.
- Collector streets should be designed to provide a direct route from other minor streets to the major street and expressway system and to provide access to public facilities within the neighborhood; however, collector streets should not be aligned in a manner that will encourage their use by through traffic.
- Collector-designated streets must connect on both ends to an existing or planned collector or higher-level street.

Permitted alternatives to cul-de-sacs include loop lanes and T-streets, and any similar alternative approved by the City Engineer.

4.11.2.8. Required subdivision access points

- To the extent practical, subdivisions with <100 residential units must provide vehicular access to two or more existing or planned public streets
- To the extent practical, subdivisions with 100 to 199 residential units must provide vehicular access to three or more existing or planned public streets.
- To the extent practical, one or more additional access points must be provided for each 100 lots exceeding 199 lots.
- Development Services staff may reduce the required number of access points due to topography, natural features, or the configuration of adjacent developments, or other constraints including SH130, Brushy Creek floodplain, and Union Pacific railroad.
- Access points must be shown on the plat and construction plans for the development. Construction of the street may be postponed to a later phase of development. The Planning and Zoning Commission may require the construction of any access point when the final plat is approved.

4.11.2.9. Relation to adjoining street systems

To provide connectivity to other neighborhoods existing streets in adjacent or adjoining areas shall be continued in the new development, in alignment therewith. Whenever connections to anticipated or proposed surrounding streets are required by this Section, the right-of-way shall be extended and the street developed to the property line of the subdivided property (or to the edge of the remaining undeveloped portion of a single tract) at the point where the connection to the anticipated or proposed street is expected. The permit-issuing authority may also require temporary turnarounds to be constructed at the end of such streets pending their extension when such turnarounds appear necessary to facilitate the flow of traffic or accommodate emergency or service vehicles.

Notwithstanding the other provisions of this subsection, no temporary dead-end street in excess of 400 feet may be created unless no other practical alternative is available.

- *Street jogs*
  Offsets in street alignment are permitted, provided the distance between center lines is not less than 125 feet.

- *Large lot subdivision*
  If the lots in the proposed subdivision are large enough to suggest re-subdivision in the future, or if part of the parent tract is not platted, consideration must be given to possible future street openings and access to future lots which could result from such re-subdivision.

- *Through traffic*
  Local streets shall be designed so as to meet the local street connectivity requirements of Section 4.12.2.3.

- *Half streets*
  No half streets shall be platted or constructed except for arterial streets.

- *Dead-end streets*
  Dead-end streets shall be prohibited except short stubs to permit extension. Temporary turnarounds shall be required where the street stub exceeds one lot or 100 feet in length, whichever is greater. The developer shall provide a sign at the stub declaring that the particular street will connect with future development.

- *Topography*
  The street system shall bear a logical relationship to the natural topography of the ground.

- *Private streets*

  - Private streets are prohibited.

  - All streets shall be constructed to City standards for public streets. Common access easements may be required.

- *Unpaved street rights-of-way*
  The portion of the street right-of-way between a private lot line and the curb or pavement edge shall be designed and constructed to meet the requirements of the City's Construction Standards and Specifications for Roads, Streets, Structures and Utilities.

- Access to public streets from private property

  - No person shall cut a curb or gutter Section nor pave a street right-of-way without first obtaining a permit from the City, and complying with City Codes. Where no curb and gutter street construction is permitted, no person shall construct or pave the borrow ditch street Section without first obtaining a permit from the City and complying with City Code.

No temporary utility service will be provided to the building lot or site until a curb cut, street right-of-way permit has been issued and no permanent utility service will be provided until the work authorized by permit is satisfactorily completed and approved by the City.

4.11.2.10. Intersections

- Sight triangle
  According to the following requirements, a sight triangle shall be established at all intersections.
  - On local streets the sight triangle shall be based on the back of the curb, on all other streets it shall be based on the right-of-way.
  - The sides of the sight triangle shall extend for 25 feet along the right-of-way/curb from the projected intersection of said right-of-way/curb. Where the right of-way/curb curves as the intersection is approached, the tangents at the points of beginning for the corner curve shall be projected to determine the origination of the sides of the sight triangle.
  - No construction, planting or grading shall be permitted to interfere with the sight triangle between the heights of three and seven feet as measured from the crowns of the adjacent streets.
- Angle of intersection

  Except where existing conditions will not permit, all streets, major and minor, shall intersect at a 90 degree angle. Variations of more than ten degrees on minor streets and more than five degrees on major streets must first be approved by the City Engineer.
- Radius at corners
  - All local and collector street corners shall have 15 foot radii and shall meet required fire apparatus access, except acute corners which shall have a radius of 25 feet. Arterial streets shall have a minimum corner radius of 25 feet. No buildings, sign or parking shall be allowed in the area between the corner curves and the chord connecting the ends of the curves.
  - All street intersections containing one or more residential collector level and above streets shall include 25 foot right of way flares/cutbacks. The 25 foot flare/cutback will be measured along the tangents from the point of intersection of the 2 right of way lines.
- Center line tie with existing streets

Each new street intersecting with or extending to meet an existing street shall be tied to the existing street on center line with dimensions and bearings to show relationship.

4.12. Driveways and Easements

4.12.1. Easements

4.12.1.1. Utility easements

All easements must be dedicated to the City and their locations shall be clearly denoted on plat documents.

- Uniform and continuous easements shall be provided along lot lines for utility service. The City may approve a location other than along a lot line.
- Easements for water, sewer, and storm sewer lines shall be at least 20 feet in total width if between lots. 10-foot public utility easements should be included along all street rights-of-way.

Other utility easements (for other than water, sewer, and storm sewer lines) shall be a minimum of five feet in width when abutting he street lot lines and at least three feet in width when abutting interior lot lines.

4.12.1.2. Emergency access easements

Emergency access easements shall be defined by the local fire code as amended. Emergency access easements shall not be divided by lot lines.

4.12.2. Driveway spacing from intersections

4.12.2.1. No driveway is permitted closer to a corner than the driveway separation standard provided in Section 4.7.12.

4.12.2.2. Driveway spacing shall be measured from the edge of the street to the center of the driveway.

4.12.2.3. Any request to deviate from these standards may be submitted to the City Engineer.

4.12.3. Design requirements and standards

4.12.3.1. Additional access

The City Engineer may require more than one access point onto a collector or arterial street for a single parcel during Site Plan review provided that the number and location of access points onto local streets and the additional access points onto collector and arterial streets must be approved by the highway authority having jurisdiction over the roadway from which access is being taken.

4.12.3.2. Width of access

The width of access driveways shall be determined by the highway authority having jurisdiction over the roadway from which access is being taken. However, in no case shall an individual driveway width be greater than 35 feet. Where a highway authority has not established driveway width requirements and standards, the standards and requirements of the Texas Department of Transportation shall apply.

4.12.3.3. Closure or relocation of existing access points

The City Engineer, in conjunction with the highway authority having jurisdiction over the roadway from which access is being taken, shall have the authority to require the closure

or relocation of existing access points where multiple access points to the site are available.

4.12.3.4. Curb cuts at intersections

A curb cut for a corner parcel at the intersection of any streets shall be located the maximum practical distance from the center of the intersecting streets, without intrusion into any required buffer. The number and location of the curb cut must be approved by the highway authority having jurisdiction over the street from which access is being taken. Where a highway authority has not established curb cut requirements and standards, the standards and requirements used by the Texas Department of Transportation shall apply.

4.13. Road Adequacy Standards

4.13.1. Street naming

Proposed street names must appear on a preliminary plat. Street names become official with the city after the following takes place:

- The plat is recorded; and Williamson County 911 Addressing accepts the street name.

4.13.2. Traffic impact analysis, when required

The TIA shall conform to the requirements set forth in **Section 10.515.4 of the Hutto UDC**. A Traffic Impact Analysis shall be required with any application for a subdivision or plat approval, Site Plan approval, or other procedure for which the proposed development generates traffic in excess of 2,000 average daily trips, based upon the latest edition of the Institute of Transportation Engineers (ITE) Trip Generation Manual. In the event that specific land uses for the development are not specified at the time of subdivision or plat application, the daily trip generation rate for the most intensive land use from the ITE Manual for the land use classification of the application shall be used to compute the estimated average daily trips.

4.13.3. Stormwater and drainage standards

Except as set forth in this Section 4.14.3, the stormwater and drainage standards established in **Section 10.701 of the UDC** shall apply to development of this PUD.

4.13.3.1. Stormwater drainage system

- Drainage channels and detention ponds that are to be maintained by the public shall be contained within drainage lots. Adequate room for access shall be provided for drainage channels and detention ponds. Ramps no steeper than 5 feet horizontal to 1 foot vertical shall be provided at appropriate locations to allow access to drainage channels and detention ponds. The minimum bottom width for any channel with vegetative side slopes shall be 8 feet, except that drainage channels associated with streets have no minimum width. If required, a 5-inch thick reinforced concrete trickle channel shall be provided in all newly constructed channels and from detention pond inlets to outlets. The area adjacent to trickle channels shall slope at a minimum of 2 percent.

- Open drainage sections:
  Minor collectors (draining less than 20 acres) shall be constructed using best practices for stormwater drainage to the greatest extent practical. Surface

conveyance may be utilized if it can be established to the satisfaction of the City Engineer that it is physically feasible and preferred to storm sewers. Open ditches may be used, provided that such ditches are lined with permanent materials accepted by the City Engineer.

4.13.4. Grading

Grading of lots with existing slopes of 1 percent or greater will not be required, provided it is demonstrated to the satisfaction of the City Engineer that there are no existing or proposed features that will prevent the lots from adequately draining.

4.13.5. Water and wastewater standards

The water and wastewater standards established in **Section 10.801 of the UDC** shall apply to development of this PUD.